

Introduced _____

Public Hearing _____

Council Action _____

Executive Action _____

Effective Date _____

County Council Of Howard County, Maryland

2010 Legislative Session

Legislative Day No. 7

Bill No. 38-2010

Introduced by: The Chairperson at the request of the County Executive and co-sponsored by Courtney Watson

AN ACT amending the Howard County Code to require that the Design Advisory Panel review and provide advice on development and redevelopment projects within the Route 40 Corridor, under certain circumstances; requiring that the Design Advisory Panel consider the Route 40 Design Manual in the Panel's review of certain types of development and redevelopment plans; making certain technical corrections; and generally relating to the Design Advisory Panel.

Introduced and read first time _____, 2010. Ordered posted and hearing scheduled.

By order _____
Stephen Le Gendre, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2010.

By order _____
Stephen Le Gendre, Administrator

This Bill was read the third time on _____, 2010 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Stephen Le Gendre, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ____ day of _____, 2010 at ____ a.m./p.m.

By order _____
Stephen Le Gendre, Administrator

Approved/Vetoed by the County Executive _____, 2010

Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that
2 Section 16.1501 “Applicability”, Section 16.1503 “Guidelines and Principles”, and
3 Section 16.1504 “Review required; recommendations; condition of decision”; all of
4 Subtitle 15 “Design Advisory Panel” of Title 16 “Planning, Zoning and Subdivision and
5 Land Development Regulations” of the Howard County Code, as amended by Council
6 Bill No. 15-2010, are amended to read as follows:

7

8 **Title 16. Planning, Zoning and Subdivisions and Land Development Regulations.**

9 **Subtitle 15. Design Advisory Panel.**

10

11 **Section 16.1501. Applicability.**

12 The Design Advisory Panel shall review and provide design advice for new development
13 and redevelopment projects:

14 (a) On parcels located the U.S. Route 1 Corridor that are zoned CE, CAC, OR TOD, or
15 that adjoin the Route 1 right-of-way and that are subject to the Route 1 [[Design]]
16 Manual;

17 (B) ON PARCELS LOCATED WITHIN THE ROUTE 40 CORRIDOR AS DEFINED IN THE ROUTE 40
18 DESIGN MANUAL;

19 ([[b]]C) On parcels on which age-restricted adult housing is to be constructed pursuant to
20 a conditional use;

21 ([[c]]D) On redevelopment parcels located in New Town Village Centers with
22 boundaries proposed by a property owner or established by the Zoning Board or County
23 Council; and

24 ([[d]]E) On parcels in the Downtown Columbia Revitalization process.

25

26 **Section 16.1503. Guidelines and principles.**

27 The panel is to apply architectural, landscape architecture, and urban design principles in
28 order to achieve the following objectives in a proposed plan:

29 (a) *Site planning* which creates attractive visual and functional relationships of the on-
30 site design elements and between the site and the surrounding area;

- 1 (b) *Buildings and other structures* which are spatially and visually integrated into and
2 suitable for the site and surrounding area;
- 3 (c) *Architectural features* which articulate the structures, create an identity for the
4 development while being in harmony with the adjacent and surrounding built
5 environment, and are consistent with the:
- 6 (1) Design requirements AND RECOMMENDATIONS of the Route 1 Manual;
 - 7 (2) DESIGN REQUIREMENTS AND RECOMMENDATIONS OF THE ROUTE 40 DESIGN
8 MANUAL;
 - 9 ([[2]]3) Criteria of a conditional use, as applicable;
 - 10 ([[3]]4) New Town Village Center design guidelines, as applicable;
 - 11 ([[4]]5) Downtown-wide Design Guidelines, as applicable; or
 - 12 ([[5]]6) Downtown Neighborhood Design Guidelines, as applicable;
- 13 (d) *Open space* which provides visual functional integration of the streetscape, public
14 spaces, and pedestrian connections and transportation connections;
- 15 (e) *Landscaping* which enhances the architectural and site design, works with the
16 natural features of the site, provides adequate screening, and defines spaces on the site;
17 and
- 18 (f) Design objectives in the Route 1 Manual, THE ROUTE 40 DESIGN MANUAL,
19 compatibility criteria for age-restricted adult housing set forth in Section 131.N.1 of the
20 Howard County Zoning Regulations, the design guidelines for the appropriate New Town
21 Village Center, or the Downtown-wide Design Guidelines or the Downtown
22 Neighborhood Design Guidelines for Downtown Columbia Revitalization.

23

24 **Section 16.1504. Review required; recommendations; condition of decision.**

- 25 (a) *Recommendations.* The panel shall make recommendations consistent with the
26 Route 1 Manual, THE ROUTE 40 DESIGN MANUAL, compatibility criteria for age-restricted
27 adult housing, New Town Village Center design guidelines or Downtown-wide Design
28 Guidelines or Downtown Neighborhood Design Guidelines for Downtown Columbia
29 Revitalization regarding:

- 1 (1) The design for buildings, vehicular circulation and access, pedestrian
2 access and linkages, parking, loading, dumpsters, exterior mechanical
3 units, existing trees, landscaping, and walls and fences;
- 4 (2) Building scale and massing in relation to and compatible with the
5 surrounding area;
- 6 (3) Building architectural style, materials, entrances, windows, roof design,
7 and colors;
- 8 (4) Open space on the site including pathways, public spaces, amenity areas,
9 and similar features;
- 10 (5) The design of exterior lighting devices and potential disturbances to the
11 public and adjacent properties; and
- 12 (6) The location, size, and design of the exterior signs.

13 (b) *Director May Consider Recommendations.* The Director of the Department of
14 Planning and Zoning may consider the panel's recommendations in making a final
15 decision on a plan or as a condition of plan approval in connection with those matters
16 included in subsection (a) of this section based on design requirements AND
17 RECOMMENDATIONS contained in the Route 1 Manual AND THE ROUTE 40 DESIGN
18 MANUAL.

19 (c) *Hearing Authority May Consider Recommendations.* The hearing authority may
20 consider the panel's recommendations in making a final decision on a conditional use or
21 as a condition of conditional use approval for age-restricted adult housing in connection
22 with those matters included in subsection (a) of this section based on the guidelines and
23 principles set forth in section 16.1503 of this subtitle.

24 (d) *Zoning Board and Planning Board May Consider Recommendations.* The Zoning
25 Board and Planning Board may consider the panel's recommendations in making a final
26 decision on a Village Center Redevelopment Plan or as a condition of plan approval in
27 connection with those matters included in subsection (a) of this section based on the
28 appropriate New Town Village Center design guidelines.

29 (e) *County Council May Consider Recommendations.* The County Council may consider
30 the Panel's recommendations in adopting the Downtown-Wide Design Guidelines for use
31 in the Downtown Columbia Revitalization Process.

1 (f) *Planning Board May Consider Recommendations.* The Planning Board may
2 consider the panel's recommendations in making a final decision on Neighborhood
3 Design Guidelines and Site Development Plan approvals for Downtown Columbia
4 Revitalization.

5

6 ***Section 2. And Be It Further Enacted*** by the County Council of Howard County,
7 *Maryland, that this Act shall become effective 61 days after its enactment.*