

Date: 12 June 2013

Good Evening Council. My name is Stuart Kohn and I'm President of the Howard County Citizen's Association. Tonight I'd like to discuss the CR, Commercial Redevelopment Overlay District Zoning as there are a number of questions that need to be addressed prior to you making your decisions on the many Comprehensive Zoning parcels. The question is has the public up until now had an opportunity to comment. Please refer to section 121.1 page 215 of the Comprehensive Zoning Plan dated May 23, 2013.

Refer to the Purpose on page 215 - Statement 1 - "Redevelopment for the highest and best use of underutilized land based on a market and design-driven process, rather than a strict pre-determined regulation." **How long or what is the definition of a market cycle?**

Refer to Purpose – Statement 4 - **What is the definition of "surrounding?"** I've asked this question before and to date have never seen a definition. As it stands it is too nebulous.

Refer to Purpose – Statement 5 – **What is the definition of "smaller projects?"**

Refer to Purpose – Lines 34 – 39 – **Can a petitioner request a "change or mistake" after Comprehensive Zoning?**

Refer to page 216 Section D - Excluded Uses – Item 10. **Why are Nursing homes and residential care facilities excluded?**

Refer to page 216 Section E – Integrated-Design Uses - Item 1A – **What does "structured" mean?**

Refer to page 216 Section E – Integrated-Design Uses - Item 1B - **Why is the floor area of apartments located above the first floor not limited in size?**

Refer to page 216 Section E – Integrated-Design Uses - Item 1C – states at least 15% of the dwelling units shall be Moderate Income Housing. **Can these MIHU’s be transferred?**

Refer to page 216 Section E – Integrated-Design Uses - Item 2 – **What are Motor Vehicle Fueling Facilities and why are they permitted?**

Refer to page 217 Section G – Optional Design Project Bulk Regulations - **The bulk regulations for the CR district need to be specifically listed in this section so all understand the parameters.**

Refer to page 217 Section H Item 1 – Procedure for Approval of an Optional Design – **states the Petitioner is “encouraged to meet with DPZ on an informal basis...” Why is the Petitioner simply “encouraged” rather than required?**

Refer to page 217/218 Section H Item 3B – A Written Justification Statement That Expresses in Detail – **Suggest item 4 is added to read , Both positive and negative impact to the adjoining property owners.**

Refer to page 218 – Item 5 - **States the DPZ and the Petitioner are to get together for a required “formal project meeting.” When does the public have an opportunity for input into the process?**

Refer to page 219 – Section I – Site Development Plan Conformance - **Why isn’t the Zoning Board involved in deciding if the site development plan conforms substantially to all exhibits of the optional design plan?**

Refer to page 219 – Section J – Minor Additions and Modifications to the Optional Design Plan – **States “Minor Additions and Modifications to the optional design project plan approved by the PB shall not require the PB’s approval.” What is the definition of “minor” and why is it exempt?**

I sincerely hope the Council reviews the current CR policies and regulations. Any proposed parcels which are being considered for the CR district should be placed on hold until a complete review. There are too many serious and outstanding questions that need to be addressed and we cannot afford to have misunderstandings that will affect the lay of the land for our County forever.

Thank You,

Stuart Kohn
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HCCA, President

The big question is who do these amendment help? The County to plan better, the constituents, or developers? Any departure from the manual will loosen the requirements and planned outcomes of the revitalization of the corridor. CEF and CR were put in play to appease development so they can "make up" new standards that will influence future request to deviate from the manual.