

General overall recommendations:

To protect and enhance the viability of the current village center retail core, all retail uses should be contained in Area A (Kimco-owned Hickory Ridge Village Center)



All development must recognize that the retail core is at the center of the village and make an evaluation and presentation as to how the proposed project enhances the retail core. No project should compete with the center retail or draw activity away from it.



Building setbacks along Cedar Lane may be minimal so that buildings can front and frame this minor arterial road.



Highly legible signage along Cedar Lane that identifies the village center retail core is desired. To accomplish this, both Howard County sign code and architectural covenants placed on the property by the original developer may need to be modified.



Maximum building height should be limited to three stories (36 feet).



Freestanding commercial communication towers are not desired and should not be permitted within the boundary of the village center.



Land area recommendations:

Office uses in this area would be acceptable as well as some limited residential uses. It is recommended that residential uses only be permitted as a secondary use to the retail and designed as part of a mixed use development with the retail as the primary use.



No single family residential (attached or detached) be developed in the area.



Proposed retail pad sites developed at the perimeter of this retail core may take away the cohesive cluster of retail activity of the retail core and should be discouraged.



Residential uses only be permitted as a secondary use to the retail and designed as part of a mixed use development with retail as the primary use.



Development in this area should always consider the shared parking arrangement anticipated with the development of the CA Park.



Development in this area should also include enhancements to the pedestrian network to provide improved connectivity to and from the uses around this area.



Environmental Considerations

Compatible with the latest environmentally sensitive developments such as sustainable design techniques, cistern or rainwater collection systems to feed the irrigation systems, onsite SWM designed for at least one inch of rainfall over the project drainage area, and LEED silver or equivalent is recommended.



Leed Minimim

Architectural Compatibility

Proposed development within the retail core should demonstrate how the proposed project is compatible with the existing architecture of the retail core.



Compatibility with Adjacent Properties

Any development proposals should demonstrate how the proposed project is compatible with the adjacent properties.



Other considerations:

Appropriate, well designed signage is encouraged.



Lighting guidelines should be followed.



Pedestrian access and safety.



Adequate off-street parking per Commercial design guidelines, the FDP, and Howard County zoning and design requirements.

