

# VILLAGE CENTER REDEVELOPMENT, MAJOR

Howard  
County  
Zoning  
Process

# WHY IS THERE A SPECIAL PROCESS?

- In 2006, Kimco Realty wanted to redevelop the Wilde Lake Village Center. Under the regulations existing at that time, they could not make changes without approval from the Master Developer, Howard Hughes Corporation.
- Through a long process, Howard County Council developed the regulations and passed CB29-2009 to remove the Master Developer from the process and require significant community input before approval. The legislation was added to the NT section of the zoning regulations as Section 125.J.

# ZONING REGULATIONS SECTION 125.J

- Provides for at least 5 opportunities for community input.
- Requires the village board to be included in the process
- Recommends the development of a Village Center Community Plan

# STEPS IN THE REDEVELOPMENT PROCESS

1. Kimco gives official *Notice of Intent to Develop* to Village Board (planned for Dec. 7)
2. Village Board has 60 days after this notice to update our VCCP
3. Kimco initiates *Village Center Concept Planning Workshop*, at least 30 days before 1<sup>st</sup> Pre-sub meeting (***Public Input***)
4. Presubmission meeting #1 (***Public Input***)
5. Presubmission meeting #2 (***Public Input***)

# STEPS IN THE REDEVELOPMENT PROCESS

6. Kimco submits *Petition to Amend* to DPZ
7. Village Board submits *Community Response Statement* to Department of Planning & Zoning (DPZ) within 45 days from official notice by DPZ
8. Petition goes to Planning Board (*Public Input*)
9. Petition goes to Zoning Board (*Public Input*)
10. Zoning Board Decision

The entire process can take anywhere from 18 months to 2 years (or more!)

# REDEVELOPMENT PETITION REQUIREMENTS

- A **concept plan** that provides detailed information on buildings, dwellings, parking, pedestrian access, lighting, signage, landscaping, public amenities, etc.;
- Proposed **design guidelines** which will be imposed upon the Major Village Center redevelopment and Village Center;
- Comment on whether the proposed redevelopment is in **harmony** with the Village Center Community Plan;
- A **justification statement** which identifies the impacts of the proposed Major Village Center Redevelopment on the nature and purpose of the Village Center and its relation to the surrounding community.

# JUSTIFICATION STATEMENT

## **Kimco must describe how the Village Center Redevelopment (VCR) project:**

- a)** Fosters orderly growth and promote the purposes of the Village Center
- b)** Includes an appropriate amount of commercial business to serve the village;
- c)** Fosters the purpose of a Village Center as a community focal point;
- d)** Enhances the existing development surrounding the Village Center;
- e)** Provides accessible useable landscaped areas such as courtyards, plazas or squares;
- f)** Complies with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area;
- g)** Fosters pedestrian and bicycle access;
- h)** Offers public transit opportunities;
- i)** Is compatible with the surrounding community; and
- j)** Will continue to meet the definition of a New Town Village Center.

# A NEW TOWN VILLAGE CENTER

Designed to be a community focal point and gathering place for the surrounding village neighborhoods by including the following items:

- **An outdoor, public, village green, plaza or square**, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, **primarily pedestrian-oriented promenade** connecting the various village center buildings and shall include public seating features;
- **Stores, shops, offices or other commercial uses** which provide opportunities to fulfill the **day-to-day needs of the village residents**, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants;
- **Space for community uses and/or institutional uses**; and
- **Residential uses**, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center.



# OPPORTUNITIES FOR COMMUNITY INPUT

1. Village Center Concept Planning Workshop
2. 1<sup>st</sup> Pre-submission Meeting
3. 2<sup>nd</sup> Pre-submission Meeting
4. Howard County Planning Board meeting
5. Howard County Zoning Board hearing

***The Village Board will also have multiple opportunities to provide input on behalf of the community.***

# ROLE OF THE VILLAGE BOARD

- Developer must provide the Village Board with a *Notice of Intent to Develop*
- Village Board creates or updates its *Village Center Community Plan* using input from the Village Center Concept Planning Meeting.
- Village Board is notified prior to all planned pre-submission meetings.

# ROLE OF THE VILLAGE BOARD, CONT.

- Department of Planning and Zoning (DPZ) notifies the Village Board that a petition for a Major Village Center Redevelopment has been received.
- The Village Board is asked to submit a *Community Response Statement* on the redevelopment proposal which includes specific approval criteria including design, uses, and whether the petition is in harmony with the Village Center Community Plan.

# COMMUNITY RESPONSE STATEMENT

- The Community Response Statement is considered by the Department of Planning and Zoning as part of the *Technical Staff Report* for the project.
- The Community Response Statement is then forwarded to the Planning Board for consideration prior to making its recommendations to the Zoning Board.
- The Zoning Board considers the Community Response Statement when making its decision.

# THE VILLAGE CENTER COMMUNITY PLAN

Village of  
Hickory  
Ridge

# THE VILLAGE CENTER COMMUNITY PLAN

- Hickory Ridge Village approved its Community Plan in 2011.
- Our VCCP is the result of fourteen months of information gathering, community meetings, work sessions, and surveys of residents and merchants.
- The VCCP was submitted to Howard County in January of 2012 and can be found on both the county's website and our village website.

# THE VILLAGE CENTER COMMUNITY PLAN

## **The purpose of the VCCP is:**

- An advisory document
- To be used by various Howard County agencies as well as the Hickory Ridge Village Board
- In the event that the owners of all or a portion of the retail core or areas within the plan boundary want to redevelop their property, the community is prepared to comment on how the redevelopment would affect the surrounding area

# THE VILLAGE CENTER COMMUNITY PLAN

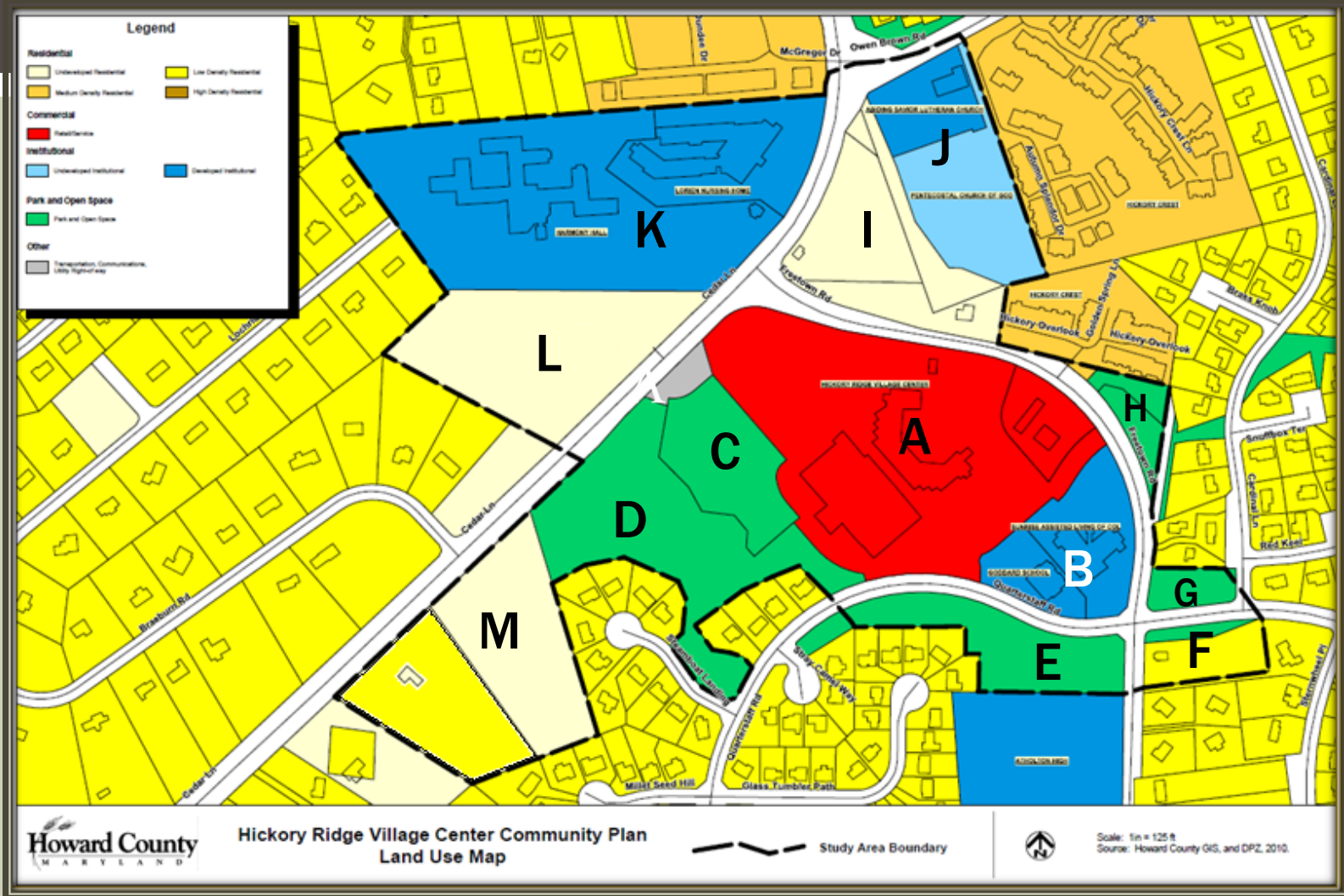
## The VCCP defines:

- The boundaries of the Village Center;
- Planning and design concepts;
- Minima, maxima, precise values, and specific requirements concerning, but not limited to Village Center Amenity Areas, building heights, bulk requirements, parking density, and permitted uses;
- Whether the Village Board has architectural review as designated in the village covenants; and
- Identification of any historical or signature aspects of the Village Center.

**OUR PLAN INCLUDES ALL OF THIS!**



# VILLAGE CENTER BOUNDARIES



These parcels were included based on potential impact their development could have on the retail core.

# VCCP HIGHLIGHTS

- All retail uses should be contained in Area A.
- No project outside the retail core should compete with the existing retail in Area A.
- Maximum building height should be three (3) stories.
- New development should be compatible with the existing architecture.
- New development should meet the latest environmental guidelines.

# VCCP HIGHLIGHTS

Our plan also includes guidelines for:

- Signage, lighting, and pedestrian access/safety
- Parking surfaces and garages
- Landscaping and Streetscapes

# UPDATES TO THE VCCP

- In November 2015, the village board invited the original Village Center Visualization Committee members to revisit the 2011 plan to consider updates and changes.
- The consensus was that, other than minor updates to reflect current zoning and other conditions, the plan requires few changes.

# RECAP: POINTS TO REMEMBER

- Public input is a big part of the redevelopment process.
- The Hickory Ridge Village Board will be actively involved from start to finish.
- Any redevelopment must retain the village center elements.
- We have a strong Village Center Community Plan, which must be considered by the developer and the county.

# WHAT'S NEXT?

- Kimco will present their redevelopment concept (7:30 pm tonight)
- Kimco will host Village Center Concept Planning Workshop
- Village staff will create a dedicated web page at [hickoryridgevillage.org](http://hickoryridgevillage.org) related to this process
- Once scheduled, pre-submission meeting dates will be published in *The Log* and online
- Village staff can answer questions and provide information by phone or e-mail.
- Joining our e-mail list and/or following us on Facebook is the best way to stay up-to-date.