

**Office of the County Auditor**  
**Auditor's Analysis**

**Council Bill No. 64-2024 (ZRA-210)**

Introduced: November 4, 2024

Auditor: Rebecca Gold

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Fiscal Impact:

Our office is unable to determine the future fiscal impact of this legislation because we cannot estimate the demand for warehousing in Corridor Employment (CE) zoning districts.

According to the Department of Planning and Zoning (DPZ), the County has six areas along the Route 1 corridor that are zoned as CE-CLI (Continuing Light Industrial Overlay). These areas comprise 947 acres.

The petitioner anticipates that the proposed project at 9299 Washington Boulevard North in Savage will create approximately 500 new, middle-income jobs. Potential fiscal changes resulting from this development may include but are not limited to:

- Income tax revenues from newly created jobs
- Additional road repair expenses due to increased truck traffic

Purpose:

The purpose of this legislation is to amend Section 127.2 of the Howard County Zoning Regulations to allow warehousing within a flex space as a permitted use in CE zoning districts.

Other Comments:

The Planning Board unanimously recommended approval of Zoning Regulation Amendment (ZRA)-210 with an amendment that consideration of additional language be incorporated into the regulatory standards to ensure that any future warehouse use within a flex space inside Activity Centers be light or small-scale and compatible with surrounding properties.

According to the DPZ's Technical Staff Report, adding warehousing in a flex space as a permitted use creates a potential for increased truck traffic. The DPZ indicated that any Site Development Plan for this location will require a completed traffic study prior to approval.