

1. Call To Order
2. Approval Of Minute Summary
  - 2.1. Planning And Zoning Commission Meeting Summary 5-15-2025

Documents:

[PLANNING AND ZONING COMMISSION MEETING MINUTES 5 15 25.PDF](#)

- 2.1.i. Planning And Zoning Commission Meeting Summary 2-19-2026

Documents:

[PLANNING AND ZONING COMMISSION MEETING MINUTES 2 19 26.PDF](#)

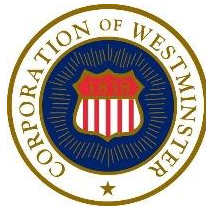
3. New Business
4. Old Business
  - 4.1. Map Amendment ZMA 24-01, The Willows Recommendation To Mayor And Common Council

Documents:

[ITEM A ZMA 24-01 WILLOWS PD-9 PZC RECOMMENDATION.PDF](#)  
[ATTACH 1 PLANNED DEVELOPMENT OPTION 3.PDF](#)  
[ATTACH 2 ARCHITECTURAL ELEVATIONS OPTIONS A AND B.PDF](#)

5. Information Item
  - 5.1. Carroll County Liaison Report
6. Planning Commission Comments
7. Adjournment
8. Request For Decorum And Order

The Chair and Commissioners would like to thank you in advance for your respectful behavior and for your thoughtful consideration of the views of your neighbors, applicants, and the Commission. Members of the public attending meetings of the Planning and Zoning Commission are expected to maintain decorum and good order and to remain quiet when not recognized by the Chairperson. Any person who makes personal attacks or defamatory remarks, who makes loud comments when not recognized by the Chairperson, or who stamps his or her feet, whistles, yells, or engages in similarly disruptive conduct will be asked to leave. Persons who are asked to leave by the Chair and refuse to do so may be removed. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and other similar demonstrations will not be permitted by the presiding officer. Offending parties will be asked to remove themselves from the meeting room.



**CITY OF WESTMINSTER  
PLANNING AND ZONING COMMISSION  
MEETING SUMMARY**

**Thursday, May 15, 2025, at 6:00 p.m.**

**In-Person Meeting and broadcasted live on the City YouTube Channel**

**I. Call to Order**

A meeting of the City of Westminster Planning and Zoning Commission was held, and broadcast live on the City YouTube Channel, on Thursday, May 15, 2025, at 6:00 p.m.

Chair Tom Beyard, Vice Chair Lyndi McNulty, Commissioner Kevin Beaver; Commissioner Jay Voight, and Councilmember Dan Hoff, Ex Officio were present. Director of Community Planning and Development Mark Depo, Senior Planner Andrea Gerhard, and Attorney Board were also present.

Guests: Tom Poss, President, Verdant Development Group  
Martin Hacket, CLSI  
Kelly Miller, Shaffer, Miller, & Hurff, LLP

Chair Beyard opened the meeting at 6:00 p.m.

**II. Old Business**

**Item A: Work Session on Zonal Map Amendment ZMA 24-01**

Director of Community Planning and Development Depo provided the staff report on the Work Session for Zonal Map Amendment ZMA 24-01. The request from the applicant is a Zonal Map Amendment which reclassifies certain real property from the R-7,500 Residential Zone to the Planned Development 9 Zone. The subject properties are identified by the State Department of Assessments and Taxation (SDAT) as #07-020430, #07-114443, #07-033338, #07-011490, #07-011482, #07-032471, #07-032455, and #07-044429 and located off and east of Pennsylvania Avenue and north of Sullivan Avenue. The applicant is proposing to construct 20 two-over-two dwellings for a total of 40 dwelling units. Director Depo noted that the Planning Commission requested additional modifications to previously presented architectural elevation to the project and have the Commission provide additional directions to the applicant. The Commission discussed at length and were not in favor of the applicants revised proposed design being presented. Tom Poss, President, with the Verdant Development Group addressed the Commission to explain the design and the reasons behind them for what was being proposed. Director of Community Planning and Development Depo responded to questions posed by the Commission on the item. The Commission requested that the applicant upon the completion of the discussion be able to propose a revised design to present at a future meeting.

**Item B: Work Session on Wakefield Valley Development Plan Amendment DP-24-01, Parcel W and Parcel X**

Director of Community Planning and Development Depo provided the staff report on the Work Session on Wakefield Valley Development Plan Amendment DP 24-01, Parcel W and Parcel X, to add 35 new density rights to Parcel W to construct 35 single-family detached dwelling units and dedicate Parcel X to Carroll Lutheran Village for open space. The Commission discussed the project at length. Engineer Hackett with CLSI and Attorney Miller with Shaffer & Shaffer, Miller & Hurff, LLP representing the applicant spoke and provided clarification to the Commission's questions and comments on the project. Director of Community Planning and Development Depo closed the discussion by noting additional items that will be added to the plan, such as sidewalks along Bell Road, and the submission of a traffic impact study.

**III. Informational Item (Carroll County Liaison Report)**

Carlisle Fillat with Carroll County Planning Department provide a briefing from the Carroll County Planning Department. There was no discussion.

**IV. Planning Commission Comments**

The Planning and Zoning Commissioners requested an update on the Water Reuse Project.

**V. Adjournment**

Chair Beyard without object adjourned the City of Westminster Planning and Zoning Meeting of May 15, 2025.

The meeting adjourned at 7:26 p.m.

---

Mr. Tom Beyard, Chair  
City of Westminster Planning and Zoning Commission

Official Recordings of the City of Westminster Planning and Zoning Commission are available for viewing in their entirety on the City's YouTube channel.

Adopted by the City of Westminster Planning and Zoning Commission on \_\_\_\_\_.



**CITY OF WESTMINSTER  
PLANNING AND ZONING COMMISSION  
MEETING SUMMARY**

**Thursday, February 19, 2026, at 6:00 p.m.**

**In-Person Meeting and broadcasted live on the City YouTube Channel**

**I. Call to Order**

A meeting of the City of Westminster Planning and Zoning Commission was held, and broadcast live on the City YouTube Channel, on Thursday, February 19, 2026, at 6:00 p.m.

Chair Tom Beyard, Vice Chair Lyndi McNulty, Commissioner Kevin Beaver; Commissioner Jay Voight, Alternate Commissioner Tiombe Paige, and Councilmember Dan Hoff, Ex Officio were present. Director of Community Planning and Development Mark Depo, Senior Planner Andrea Gerhard, Attorney Meredith McKinnion, and Doug Barber, City Clerk were also present.

Guests: Dan Haney representing Chick-fil-A  
Kelly Miller with Shaffer & Shaffer, Miller & Hurff, LLP representing Chick-fil-A  
Tom Poss, President, Verdant Development Group  
Hannah Weikel, Architect for The Willows project

Chair Beyard opened the meeting at 6:02 p.m.

**II. Approval of Meeting Summary – December 17, 2025, and January 22, 2026**

Chair Beyard requested a motion to approve the meeting summary of December 17, 2025, and January 22, 2026. Vice Chair McNulty moved to approve the meeting summary of December 17, 2025, and January 22, 2026. Commissioner Voight seconded the motion. The motion passed 5-0.

**III. New Business**

**Item A: 2025 City of Westminster Planning Annual Reporting Information Certification 2025**

Senior Planner Gerhard provided the staff report on the City of Westminster Planning Annual Reporting Information Certification 2025.

**Motion:** Councilmember Hoff, Ex Officio moved to authorize the Chair of the City of Westminster Planning and Zoning Commission to sign a letter to Carroll County approving the City of Westminster Planning Annual Reporting Information Certification 2025. Commissioner Voight seconded the motion. The motion passed 5-0.

### **Item B: Final Resubdivision Plat, Chick-fil-A**

Director of Community Planning and Development Depo provided the staff report on Final Resubdivision Plat, Chick-fil-A, noting that the applicant is requesting to resubdivide two parcels (SDAT# 07-029233 and 07-029241) located in the southeast quadrant of the Baltimore Boulevard (MD Route 140/Old Baltimore Boulevard intersection) to create new Lot 1 and Lot 2, to develop new Lot 1 with a Chick-fil-A restaurant, pursuant to the conditionally approved Site Development Plan S-23-0001.

Dan Haney representing Chick-fil-A and Kelly Miller with Shaffer & Shaffer, Miller & Hurff, LLP representing Chick-fil-A spoke in support of the Final Resubdivision Plat for Chick-fil-A.

**Motion:** Councilmember Hoff, Ex Officio moved that the Planning and Zoning Commission conditionally approve the Final Resubdivision Plat, Chick-fil-A, pursuant to City of Westminster Zoning Ordinance Article XXIV, and based on the February 19, 2026, staff report and the following conditions of approval: address all outstanding City and County comments prior to submission of signature set mylars. Commissioner Voight seconded the motion. The motion passed 5-0.

### **Item C: Sign Permit 2014, Boot Barn**

Senior Planner Gerhard provided the staff report on Sign Permit 2008, Boot Barn, noting that the applicant is requesting to construct two building mounted signs that are each greater than 64 square feet and up to but not exceeding 125 square feet in area as a tenant (Boot Barn) sign at 20 Englar Road, Westminster Shopping Center. Senior Planner Gerhard and Director of Community Planning and Development Depo responded to questions of clarifications given by the Commission on the item.

**Motion:** Councilmember Hoff, Ex Officio moved the City of Westminster Planning and Zoning Commission approve Sign Permit 2014 to allow two building mounted signs of 124.5 square feet each for Boot Barn located at 20 Englar Road, subject to both building mounted signs located along MD Route 140 being non-illuminated channel letter or halo/reverse illuminated channel letter which are individual letters raised from the building wall, with lights inside casting a glow (halo) against the building surface. Commissioner Beaver seconded the motion. There was no discussion. The motion passed 5-0.

### **Item D: Work Session on Zonal Map Amendment ZMA 24-01, The Willows Architectural Review**

Director of Community Planning and Development Depo provided the staff report on Zonal Map Amendment ZMA 24-01, The Willows Architectural Review. Senior Planner Gerhard and Director of Community Planning and Development Depo responded to questions of clarifications given by the Commission on the item. The Planning and Zoning Commissioners discussed the revised architectural elevation options "A" and "B" provided by the applicant. Tom Poss, the President of the Verdant Development Group, and the developer for the project

and Ms. Hannah Weikel, the architect for the project, responded to questions posed by the Commissioners on the project. The Commission discussed the proposed options for the project at length.

**Motion:** Councilmember Hoff, Ex Officio moved the City of Westminster Planning and Zoning Commission approve [architectural elevation] option “A” with modifications as discussed. Commissioner Voight seconded the motion. The motion failed 2-3.

**Motion:** Commissioner Beaver moved that the City of Westminster Planning and Zoning Commission approve [architectural elevation] option “A” with modifications as discussed as well as [architectural elevation] option “B” as presented during the meeting along with the recommendation to send both forward for the City of Westminster Mayor and Common Council’s consideration. Commissioner Voight seconded the motion. There was no discussion. The motion passed 5-0.

#### **IV. Old Business**

There was no old business to discuss.

#### **Carroll County Liaison Report**

Carlisle Fillat with Carroll County Planning Department provide a briefing from the Carroll County Planning Department. There was no discussion.

#### **V. Planning Commission Comments**

Director of Community Planning and Development Depo explained in detail from the Planning and Zoning Commission’s Rules of Procedure that an alternate only vote when there is not a full membership present of the commission. The alternate member is encouraged to attend all meetings.

#### **VI. Adjournment**

**Motion:** Chair Beyard requested a motion to adjourn the meeting. Commissioner Voight moved to adjourn the City of Westminster Planning and Zoning Meeting of February 19, 2026. Commissioner Beaver seconded the motion. The motion passed 5-0.

The meeting adjourned at 7:18 p.m.

---

Mr. Tom Beyard, Chair  
City of Westminster Planning and Zoning Commission

Official Recordings of the City of Westminster Planning and Zoning Commission are available for viewing in their entirety on the City’s YouTube channel.

Adopted by the City of Westminster Planning and Zoning Commission on \_\_\_\_\_.



To: Planning and Zoning Commission

From: Mark A. Depo, Director of Community Planning and Development

Meeting Date: March 19, 2026

Re: **Zoning Map Amendment ZMA 24-01 (Recommendation)**, a Zoning Map amendment reclassifying certain real property from the R-7,500 Residential Zone to the Planned Development-9 Zone.

The Department of Community Planning and Development (DCPD) is requesting the City of Westminster Planning and Zoning Commission (PZC) provide a recommendation to the Mayor and Common Council regarding Zoning Map Amendment ZMA 24-01.

### ZONAL CLASSIFICATION REQUEST

D.R. Acquisitions, LLC (the "Applicant"), submitted a request and concept development plan (Option 1) and architectural elevations (Option A) for The Willows (hereafter "Development Plan") to amend the Zoning Map to reclassify certain real property located in the City of Westminister from the R-7,500 Residential Zone (R-7,500 Zone) to the PD-9 Planned Development-9 Zone (PD-9 Zone) to construct 20 two-over-two dwellings for a total of 40 dwelling units.



 = Property

The subject properties, State Department of Assessments and Taxation (SDAT) #07-020430, #07-114443, #07-033338, #07-011490, #07-011482, #07-032471, #07-032455, and #07-044429 (the “Property”), are zoned R-7,500 Residential Zone (R-7,500 Zone) and are subject to the City of Westminster Zoning Ordinance (the “Zoning Ordinance”).

The Property is located in the southeast quadrant of the intersection of Maryland Route 140 and Pennsylvania Avenue in the City of Westminster. In 2006 the Property was annexed into the City of Westminster (Annexation No. 56; R-05-01). The Property contains approximately 4.731 acres of land.

The Property has a land use designation of Urban Residential in the City of Westminster Comprehensive Plan, as amended in 2017. The Comprehensive Plan states “The majority of land designated for Urban Residential development is located within the older developed sections of the City. This is a high-density residential classification which allows for five to six units per acre and a mixture of housing types.” The Property is located within the W-1 Water Service Area and S-1 Sewer Service Area.

### Background

On May 29, 2024, ZMA 24-01 was introduced to the Commission and the Commission voted to forward ZMA 24-01 to a future work session.

On August 29, 2024, the Commission held a work session on ZMA 24-01. The Commission discussed architectural elevations and three conceptual site layouts (Option 1 – 3) provided by the Applicant for the proposed two-over-two 40-unit residential development. The Commission chose to move forward with the Option 3 conceptual site layout. **[Attachment 1]**



On October 17, 2024, the PZC held a Public Hearing for ZMA 24-01. The PZC closed the public hearing but left the record open until 4:30 pm on October 31, 2024 and voted to forward ZMA 24-01 to a future work session.

On November 21, 2024, the PZC was scheduled to hold a work session for ZMA 24-01, however the Applicant requested a continuance. The PZC voted to amend its agenda to continue ZMA 24-01 to a future PZC meeting.

On February 20, 2025, May 15, 2025, and December 17, 2025, the PZC held a work session for ZMA 24-01 and discussed architectural elevations.

On February 17, 2026, The PZC reviewed two options provided by the Applicant that reflected the previous Planning Commission’s direction regarding architecture [**Attachment 2**].

### Option A



### Option B



The Commission was split on which elevation should be forwarded to the Mayor and Common Council and ultimately voted to forward both elevation options to the Mayor and Common Council with a favorable recommendation. However, when forwarding Option A, the Commission requested that Option A be amended to include a bump out feature that wraps around the middle of the building encapsulating the window to provide more variation in the design.

## **ZONING MAP AMENDMENT**

### **Zoning Map Amendment**

Pursuant to City of Westminster Zoning Ordinance (the “Zoning Ordinance”) Section 164-176, an application for an amendment to the Zoning Map covering a single tract, all portions of which are proposed to be classified in one zone, is a local map amendment. Pursuant to Zoning Ordinance Section 164-177 A. (2), Local amendment, “An application for a local amendment to the Zoning Map may be made by any governmental agency or by any person with a financial, contractual or proprietary interest in the property to be affected by the proposed amendment.” The Applicant is the contract purchaser of the Property.

Local map amendments to rezone a property to the P-I Planned Industrial Zone, PD-4 Planned Development-4 Zone, and PD-9 Planned Development-9 Zone, which are floating zones, are considered zonal classifications and processed as a Zoning Map Amendment (ZMA). As the request is to reclassify the R-7,500 Zone with the PD-9 Zone floating zone, the Applicant does not have to meet the stringent legal standard for “change or mistake” as is required for an individual or piecemeal rezoning.

### **Article XIV PD-9 Planned Development-9 Zone**

The Zoning Administrator has previously determined that a two-over-two dwelling is equivalent to a single-family attached dwelling. Pursuant to Zoning Ordinance Article XIV, Section 164-89 G., “Single-family attached dwellings” is a permitted use in the PD-9 Zone.

Pursuant to Zoning Ordinance Article XIV, Section 164-91 A. “Area requirements. A site eligible for consideration as a Planned Development - 9 Zone shall consist of a tract of land not exceeding 10 acres in size, including particularly vacant tracts of land on which any existing building or buildings are sufficiently obsolete and are not of significant historic or architectural value so as to warrant replacement and redevelopment and classified in the R-7,500 Zone prior to reclassification to the PD-9 Zone.” At this time, the land area intended to be rezoned PD-9 Zone consists of eight tracts of land with, as stated on the Development Plan, a combined area of 4.7313 acres. For the request to be eligible for rezoning to the PD-9 Zone, the tracts of land must be consolidated into a single 4.7313 acre tract of land.

Pursuant to Zoning Ordinance Article XIV, Section 164-91 B. “Density. (1) Residential density shall be approved generally on the capabilities of the existing and/or planned utilities and such other standards and requirements as enumerated in this chapter, but in no case shall density exceed nine dwelling units per net acre. (2) Calculation of net acreage shall include all land within the planned development, except floodplain areas and slopes in excess of 25%.” The Development Plan states the net tract area is 4.5145 acres, which would allow for a density of 40 dwelling units at 9 dwelling units per acre. The Development Plan is proposing 20 two-over-two dwellings for a total of 40 dwelling units.

Pursuant to Zoning Ordinance Article XIV, Section 164-91 C., “Lot area, lot width and yard requirements”, “(3) There shall not be more than six single-family attached dwellings in any one

attached row. In any one row of single-family attached dwellings there shall be no more than three continuous single-family attached dwellings with the same building line, and the variations in building line must be at least two feet.” The Development Plan proposes no more than six single-family attached dwellings in any one attached row.

Pursuant to Zoning Ordinance Article XIV, Section 164-92, Building height, “Maximum principal building height shall not exceed three stories or 40 feet in height. No accessory structure shall exceed two stories or 20 feet in height.”

Pursuant to Zoning Ordinance Article XIV, Section 164-93, Open Space, “A. Twenty percent of the net project area shall be dedicated and deeded without charge to the City for common open space. The City may waive the right to such dedication to it and instead may require the open space areas be deeded to, improved, operated and maintained by a property owners' association of the residents of a PD-9 Zone project.” The purpose of the open space is to be usable space that is accessible to City residents, including the PD-9 community. It is unclear how useable, accessible and/or safe the proposed open space locations are for the residents, due to the size, separation, and location of the open space, particularly around the stormwater management facilities. The Development Plan open space locations that are less than 0.1 acres of land.

Pursuant to Zoning Ordinance Section 164-94, Off-street parking, “Off-street parking shall be provided in accordance with Article XVI of this chapter.” The Zoning Administrator has determined that each two-over-two dwelling unit requires 5 parking spaces. Therefore, the total number of parking spaces required is 100 (20 two-over-two dwelling units x 5).

Pursuant to Zoning Ordinance Article XIV, Section 164-98, Procedure:

“**A.** An application for zonal classification in the PD-9 Zone shall be accompanied by a development plan prepared in accordance with the provisions of § **164-188** of this chapter.

**B.** In addition to all other standards and criteria in considering an application for the PD-9 Zone, the Common Council shall also consider the present or potential adequacy of schools, the capability of the street or road system, highway and road access and the availability, capability of existing water and sewage systems and the availability and capability of all other public facilities.

**C.** All PD-9 Zone projects shall be subject to site plan approval as provided in Article **XXV**.”

Pursuant to Zoning Ordinance Article XXIII, Amendments, Section 164-188, Planned Development:

“**B.** In order to assist in achieving the flexibility of design needed for the implementation of the purposes of certain planned development zones, a development plan must be submitted as a part of the application for reclassification of land to the planned development zones set forth in Articles **XIA**, **XII**, **XIII** and **XIV** of this chapter. Approval of the application for rezoning must include explicit approval of a development plan. Development of land must be in substantial accordance with an approved development plan or an approved amended development plan. Modification of road alignments, unit types or site planning designs which do not increase the approved density of the project shall not constitute a substantial change in the development plan

unless the Commission considers such a change to have an adverse impact on the adjacent properties or general character of the approved development plan.

C. The application process for all planned developments shall follow the same process, whether they are divided into multiple phases or not. The process will consist of three stages: rezoning (development plan approval), subdivision (culminating with the final plat) and building permit (site plan approval). In the event that the development includes multiple phases, separate applications for subdivision and building permit will be required for each separate development phase.”

Pursuant to Zoning Ordinance Article XXIII, Amendments, Section 164-97, Compatibility.

“All uses permitted and special exceptions shall achieve the purposes set forth in § **164-88** and be compatible with the other uses proposed for the planned development and with the other uses existing or proposed adjacent to and in the vicinity of the area covered by the proposed planned development.

A. In order to assist in accomplishing such compatibility, the following requirements shall apply where a PD-9 Zone project adjoins an existing single-family detached dwelling neighborhood or land classified in the R-10,000 or R-7,500 Zones, but compliance with these requirements shall not in and of itself be deemed to create a presumption of compatibility.

(1) No building, other than a single-family detached dwelling, shall be constructed within 100 feet of the nearest existing dwelling; and

(2) All single-family detached dwellings constructed within 100 feet of the nearest existing dwelling shall comply with the minimum development standards of the zonal classifications of the adjoining land.

B. The Commission shall have the discretion to increase or decrease the strict application of the requirements contained in Subsection **A(1)** and **(2)** hereof in instances in which the adjoining property or properties will not be adversely affected by such increase or decrease.”

Pursuant to City of Westminster Zoning Ordinance (the “Zoning Ordinance”) Section 164-176, an application for an amendment to the Zoning Map covering a single tract, all portions of which are proposed to be classified in one zone, is a local map amendment. Pursuant to Zoning Ordinance Section 164-177 A. (2), Local amendment, “An application for a local amendment to the Zoning Map may be made by any governmental agency or by any person with a financial, contractual or proprietary interest in the property to be affected by the proposed amendment.” The Applicant is the contract purchaser of the Property.

Local map amendments to rezone a property to the P-I Planned Industrial Zone, PD-4 Planned Development-4 Zone, and PD-9 Planned Development-9 Zone, which are floating zones, are considered zonal classifications and processed as a Zoning Map Amendment (ZMA). As the request is to reclassify the R-7,500 Zone with the PD-9 Zone floating zone, the Applicant does not have to

meet the stringent legal standard for “change or mistake” as is required for an individual or piecemeal rezoning.

### **Process**

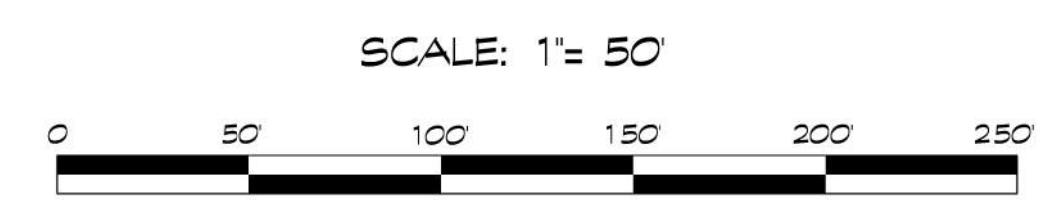
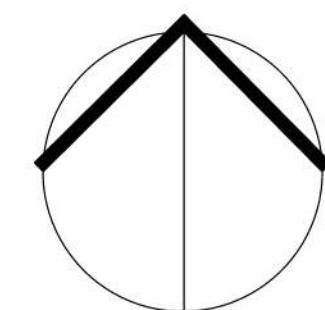
Following acceptance of the of the zoning map amendment application, the Zoning Administrator shall forward the application to be introduced to the Planning and Zoning Commission (the “Commission”) at its next meeting for informational purposes. *(On May 29, 2024, ZMA 24-01 was introduced to the Commission)* In addition, the Zoning Administrator will notify the Commission of its public hearing date for the application. *(On May 29, 2024, following the introduction of ZMA 24-01, the Commission voted to forward ZMA 24-01 to a future work session. On August 29, 2023, the Planning and Zoning Commission held a work session for ZMA 24-01 and following the work session voted to forward ZMA 24-01 to public hearing. On October 17, 2024, the PZC held a public hearing for ZMA 24-01. The PZC closed the public hearing but left the record open until 4:30 pm on October 31, 2024 and voted to forward ZMA 24-01 to a future work session. On February 20, 2025, the PZC held a work session for ZMA 24-01. On May 15, 2025, the PZC is scheduled to hold a work session for ZMA 24-01. The purpose of this scheduled work session is to discuss the recommendation that will be forwarded to Mayor and Common Council)* The Zoning Administrator shall set the application for hearing at a specified date, time and place and shall cause to be published in at least one newspaper of general circulation in the county, once each week for two successive weeks (the first publication of notice shall appear at least 15 days prior to the hearing) notice of the public hearing on such application, stating the application number, date, time and place of hearing and the summary of the amendment and the location of the property, its area, name of owner, and change of classification. *(The Planning and Zoning Commission Notice of Public Hearing for ZMA 24-01, was advertised on October 2, 2024, 15 days prior to the hearing, and October 9, 2024, in the Carroll County Times. [Zoning Ordinance Section 164-185 A.]* Following the public hearing, the Planning and Zoning Commission shall submit a report and recommendation to the Zoning Administrator.

### **RECOMMENDATION**

DCPD Staff recommends the Planning and Zoning Commission review Zoning Map Amendment ZMA 24-01, an application for zonal classification in the PD-9 Zone, and provide a finding as to whether ZMA 24-01 is or is not in accordance with Zoning Ordinance Article XIV and Article XXIII, Section 164-188, and forward a recommendation to the Mayor and Common Council. Any favorable recommendation, should include the planned development plan Option 3 and architectural elevations Option A, as amended, and Option B, approved by the Commission.

### **ATTACHMENTS**

1. ZMA 24-01 PD-9 Development Plan Layout Option 3
2. ZMA 24-01 Architectural Elevations Options A and B



**PARKING COUNT**  
 2.5 SPACES PER UNIT X 40 UNITS = 100 SPACES

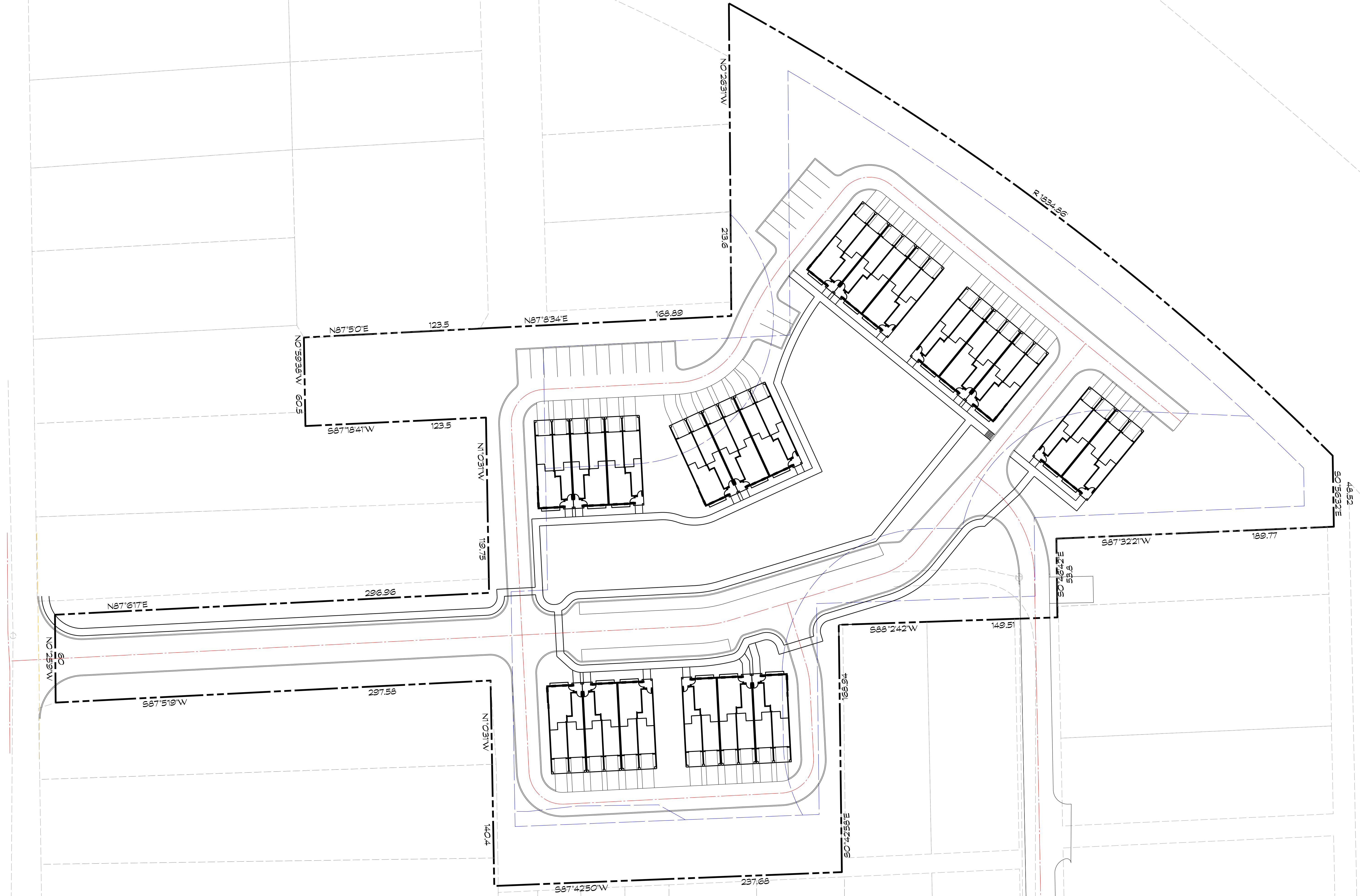
**SPACES PROVIDED:**

1 SPACE IN EACH GARAGE X 40 =	40 SPACES
1 SPACE OUTSIDE EACH GARAGE X 40 =	40 SPACES
PERPENDICULAR SPACES =	22 SPACES
PARALLEL SPACES =	12 SPACES
<b>TOTAL SPACES =</b>	<b>114 SPACES</b>

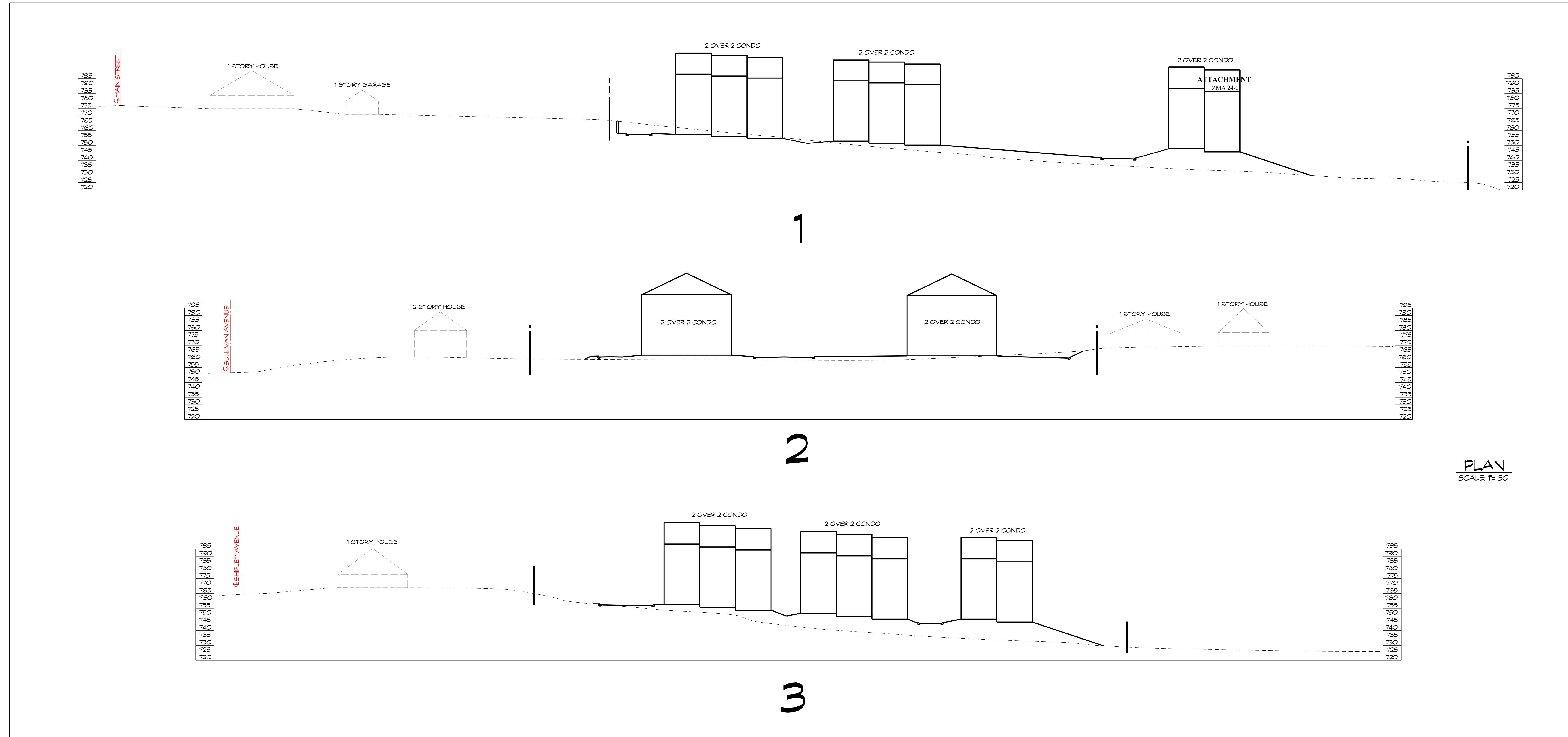
TOTAL SITE AREA: 4.7313 AC.  
 TOTAL GREEN SPACE: 2.7086 AC.

**THE WILLOWS**  
 CITY OF WESTMINSTER, MD  
 7th ELECTION DISTRICT, CARROLL COUNTY, MD  
 TAX MAP 39, PARCEL 227  
 JOB NUMBER: 2023193 DATE: OCTOBER 10, 2024

(Option 3)  
ZMA 24-01



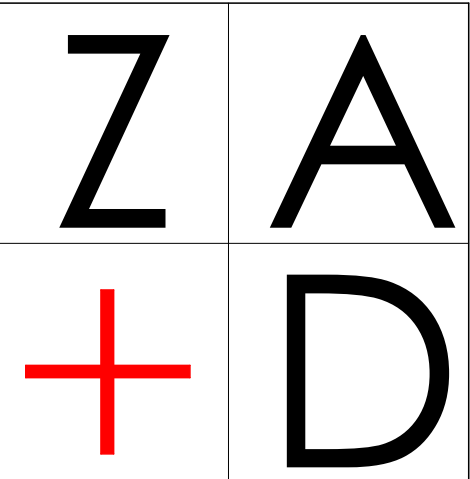
(Option 3)  
ZMA 24-01





THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.



The Willows - Typical Exterior Architecture

OPTION A

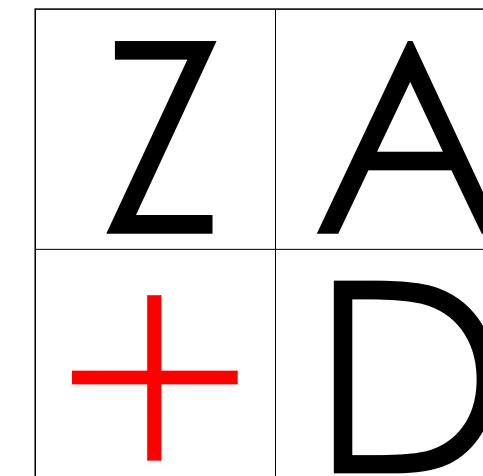


The Willows - Typical Exterior Architecture

OPTION A

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 ©  
ZAVOS ARCHITECTURE + DESIGN, LLC.

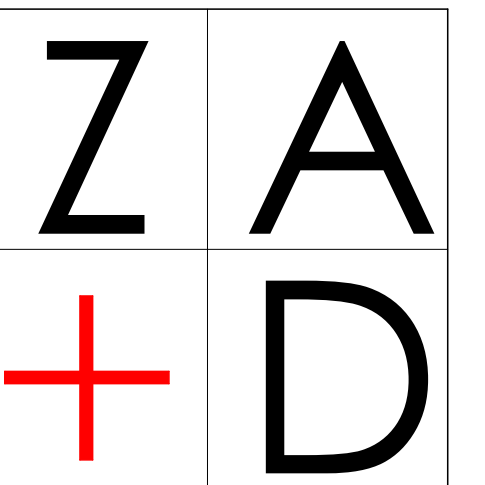


**Z**A+D design  
**Z**A+D interiors  
**Z**A+D passiv  
 Redefining the Building Potential



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.



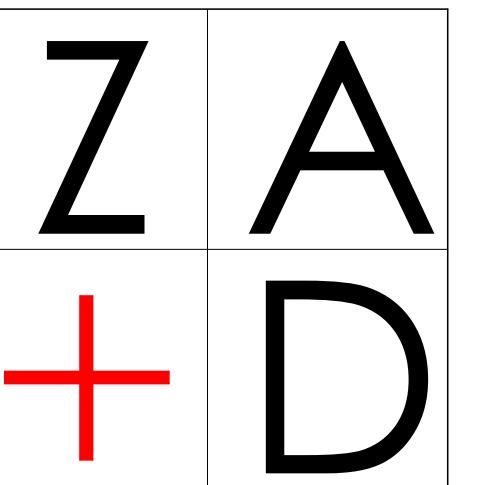
The Willows - Typical Exterior Architecture

OPTION B



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.



The Willows - Typical Exterior Architecture

OPTION B