

# Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

...CSX settled with the state on the Jessup ground it has been leasing for decades.

The railroad company paid \$32.5 million for 109.7 acres at 8575 Dorsey Run Road recently. The deal brings to a close a land lease that goes back more than 30 years. CSX uses the ground as an auto transfer facility, where cars are offloaded from rail cars and stored until removed by truck.

...Nichols Construction has permits in hand to build a pair of warehouse/flex buildings on Red Branch Road in Columbia. The Ashton, Md. group is redeveloping 9190 Red Branch Road into two buildings of 59,424 and 27,297 square feet. It will go spec on the pair, and move its own offices into one of the new buildings.

...The bricks and mortar work for a new data center in Laurel went to Whiting Turner Contracting. The group pulled a Building Permit recently valued at \$23 million to build the center at 9800 South Eternal Rings Drive.

A group that shares an address with Chicago-based Harrison Street Inc. had bought 43 acres in the Emerson business park for the single data center building.

## **Marley Neck Deal**

### ***State Leases Prologis Building for Five Years***

A short-term sublease has turned into a longer term stay for the state's Department of Health at a Marley Neck warehouse.

Earlier this week, the state's Board of Public Works approved a 308,220 square foot lease for five years at 1040 Swan Creek Drive in Glen Burnie. The building is owned by a Prologis affiliate, and the deal gives the state a place to store PPE and medical equipment on an emergency basis.

The deal will run through 2026. Already, the Department of Health occupies the building on a short-term arrangement it had written with Under Armour, whose lease expires in September, according to paperwork from the Board of Public Works. But Health wanted not only to retain the space, but increase its capacity by adding a racking system. The paperwork says the base rental rate for the lease was written at \$7.25 per foot.

The state had considered also leasing over 200,000 square feet at a separate building on Energy Parkway, but opted to take just the Swan Creek space. CBRE has the listing for Prologis on the Swan Creek building.



1040 Swan Creek Drive.

## ***First Take on Next Section of 'Maple Lawn'***

The prospect of bringing 505 units to a new section of Maple Lawn, including the community's first apartments, got underway this week at the Howard County Planning Board.

Greenebaum Enterprises wants to develop the 'Old Farm' property in Fulton, the one with the pond along the curve close to Route 216's intersection with Lime Kiln Road, with the small-town feel it has brought to previous phases of the well-known mixed-use community. With 32 lots already approved, the plans show a layout of 157 singles, 148 towns and 200 apartments. Greenebaum argues the Farm is an appropriate location to add new housing, close to the mix of uses already built and within the county's targeted growth areas, and it made that case in the first hearing at the Board.

The public gets its say at a Board meeting later this month, and dozens are signed up. It's a long-term plan now set in motion. If ultimately approved, the earliest phases wouldn't start until 2026.

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## Pricing: Onward And Upward

June remained a month of price bumps for builders.

Yes, we're sounding a bit like a broken record charting the price increases in Anne Arundel. But it goes on, so we follow it.

Builders have seen some relief in materials prices, particularly lumber, but overall materials still remain difficult. Nevertheless, demand for housing remains strong.

Beazer added \$5,000 in June to its towns at 'The Ridge,' a Hanover community where base pricing now starts at \$478,990.

Beazer likewise added up to \$15,000 on several of its single-family models at "Magnolia Creek," in Jessup. It crossed the \$600,000 benchmark in February, and now opens from \$633,990.

Prices went up almost across the board in June at Two Rivers, in Odenton. Ryan, D.R. Horton, Michael Harris and Richmond American were among the builders that noted increases.

And Horton bumped pricing as well at Odenton Town Center. Now priced at \$491,000, its Noble townhouse model is priced well above the same house that brought \$404,000 a year ago.

Said one builder, 'Every time we reach what seems like a high, we pass it.'

## Industrial Activity

### Latest Tenant at 7600 Assateague

Southern Carlson is the tenant that claimed the final block of space at 7600 Assateague Drive in Jessup.

The deal went down just as the building was sold to Bentall Greenoak this spring, and it installed the fastening and packaging company in 67,000 feet. At 853,520 square feet, 7600 Assateague is one of the biggest warehouses around and the lease meant the building traded fully occupied. Southern Carlson, for its part, is all about nails and staples and products that keep things together for the construction industry.

Southern Carlson just pulled a building permit to fit out a portion of the space, and gave the work to Manekin Construction. Newmark brokered the lease deal.

**...Chesapeake Real Estate Group outlined** for Marley Neck residents the plans it will submit on behalf of GLL Real Estate for the final warehouse at Brandon Woods III business park recently.

The building, off Solley Road in Glen Burnie, is the second that Hanover-based Chesapeake is managing locally, after a Race Road building with TA Realty.

The Marley Neck building will run to 80,000 square feet. GLL bought the park last year, developed now with 850,000 feet in two buildings leased to Best Buy and Amazon. With Chesapeake submitting its preliminary plan, the timeline for the new building is roughly an early 2023 delivery.

Delivering sooner on the calendar is the Race Road building in Hanover, where Chesapeake is working with TA on a 130,200 square footer. TA had earlier this year bought an assemblage of industrial lots totaling about 12 acres on Race just north of Route 100. The developer is in now for permits to begin construction.

**It's right there in the name: moving and storage companies do storage.** Perry Moving and Storage fulfilled that dictum recently by acquiring a Jessup building. Based in Hanover, Perry paid \$10.25 million for 7850 Oceano Avenue, a 112,000 square foot warehouse.

Helix Logistics, a Maple Tree affiliate, parted with the building, which is located in the Maryland Food Center. Sandy Spring Bank provided \$5.13 million in financing and CBRE brokered the sale.

**The bigger building to trade in the Food Center recently** was 7980 Tar Bay Drive, bought by Fundrise as reported in our last issue. Now the Land Records reveal the price: \$34.2 million, or approximately \$168 per foot.

Fundrise is the third owner in a short time of the Jessup property. It's a Class B, 203,615 square foot building with 28-foot clear ceilings and 30 dock doors. But the key attraction for Fundrise – and a host of also-ran bidders – is that it came fully leased to food distributor World Depot.

Seller High Street Logistics had paid \$15.6 million for the building vacant in 2020 but built new value with the full-building Depot lease. CBRE brokered the sale to Fundrise.

## Johnson's Plan

Johnson Development awaits a decision on its proposal for self-storage in Gambrills.

The Spartanburg, South Carolina developer hopes to win Special Exception approval to build on over two acres on the southbound side of Route 3, roughly opposite St. Stephens Church Road.

Johnson would build in the C-2 zone a three-story building of 86,292 square feet, with 750 units. It also seeks a variance for 31 units with external access, and another variance requesting an additional 18 months to obtain a building permit. External access units are sometimes controversial because they can be seen by area residents, but Johnson says in this case the adjacent neighbor is a BGE substation.

Still, county planners have recommended denial of the entire package, but would recommend conditional approval without the external access. The application is pending with the Anne Arundel administrative hearing officer.

## Retail Lease-up in Marriottsville

With a Dunkin' in the mix, the Shops at Waverly Woods in Marriottsville is all leased up. Dunkin' pulled a building permit recently to fit out its space at 11100 Barnsley Way off I-70, helping bring the 12,000 foot retail center to 100 percent occupancy.

Tenants are in various states of buildout, but all should be ready by the end of September. They include Blowfish Poke, Thrivent Financial and Phoenix Physical Therapy. Waverly Real Estate Group developed the center.

## Elm Street Plans Next Apartments

Elm Street Development is planning its first multifamily units at the Laurel community it bought from PGIM.

The Annapolis-based developer would make its 'Elms at Watershed,' with 330 units, part of a coming phase at the Route 198 project, located just east of the B/W Parkway.

On a plan for which it will soon hold a community pre-submission meeting, Elm Street shows 110 townhouses as well as the 'Elms' multifamily. They would be built in multiple three and four-story buildings on a property that has been called 'Liberty Valley' to this point.

Elm Street had bought the remainder of Watershed from PGIM in late 2020, giving itself inventory of over 1,800 units in a mix of multifamily and townhouse lots. The units traded with APF approvals, and some partially or fully finished. Elm Street has been selling lots in the first phase to Pulte Homes.

As for its line of 'Elms' apartments, Elm Street has the Elms at Shannon's Glen and Elms at Stoney Run in its Anne Arundel portfolio.

## Is It Finally Time for 'Providence Point'?

A compromise has been reached that may yet spring a long-planned 350-unit retirement community for development in Annapolis.

The National Lutheran Communities & Services reached a compromise with area residents along Forest Drive who have stalled and successfully downsized the project for a decade. As first reported by *The Capital*, National Lutheran recently submitted to the City a new plan that reflects four key compromises.

Once called Crystal Spring but now known as The Village at Providence Point, the current plan for 350 units on about 180 acres at Forest and Spa Road is well short of the 400 units, retail center and hotel once proposed by previous developers. The new agreement offers compromises on traffic, forest conservation, stormwater, and importantly, future development. National Lutheran agreed to a conservation agreement on 123 acres south of the retirement facility, and otherwise limited future development to just a few small possibilities, like a wellness house or barns and stables.

A key civic leader said the submitted plans 'appear to fulfill' the spirit of the compromise negotiations. Barring any major change, the project could move forward.

## Commercial News

**Yoga Six is bringing its brand of the ancient art** to 6000 Merriweather Drive in Columbia. K3 Construction Group is tabbed with fitting out approximately 1900 square feet for the firm... **And La Plata-based petroleum specialist SMO Inc.** acquired a gas station in Crownsville. According to the Land Records, the group paid \$2 million for 1229 Generals Highway.

## Short Takes...

### A prominent corner in

Severna Park is in new ownership. A private investor paid \$5.375 million for the 21,000 foot retail building at the corner of Ritchie Highway and Robinson Road, in the heart of town. At 500 Ritchie, it's home to Clement Hardware and Greg's Driving School, with one suite available.

Empire Petroleum had operated a gas and service station on the property as well, at 502 Ritchie, but the new owners will re-tenant the pad site.

John Rosso at Rosso Commercial brokered the deal.

### A \$2.4 million sale means the

Solomons Island Tiki Bar has new ownership. Sarah and Peter Bates acquired the popular waterside bar with plans to upgrade it to year-round fun.

Laurie Murphy-Zuiderhof at Murphy Commercial brokered the deal.

...Toll Brothers is rolling out 'Kingsley Woods,' in Ellicott City.

Prices for homes on the 36 one-acre lots off Centennial Lane will start in the \$1.3 million range, says the builder's website. The project will join Toll's other large lot jobs in Howard, including Linden Grove, in Woodbine, and Willowcreek, in Dayton.

The Maryland Newsletters

## AA Building Permits Issued

June 10 – 30, 2021

### Pasadena / Glen Burnie

**Chessie Homes**, (410) 541-6321, to build a \$114,457 unit at 210 Zeppelin Avenue, Brooklyn;

**Chessie Homes**, (410) 541-6321, to build a \$157,518 unit at 7780 Orchard Avenue, Pasadena;

**Chessie Homes**, to build a \$209,529 unit at 1202 Valley Road, Pasadena;

**Lennar**, (410) 997-5522, to build six \$115,000 TH units on Levanna Lane, Glen Burnie, in 'Tanyard Cove;'

### Odenton

**Ryan Homes**, to build a \$235,300 unit at 1331 Stonefly Lane, in 'Two Rivers;'

**Brookfield Homes**, (703) 270-1400, to build a \$218,264 unit at 2818 Water Strider Way, in 'Two Rivers;'

**Richmond American**, (410) 312-2829, to build 11 SFD units in 'Two Rivers,' on Grasshopper Drive and Orchard Oriole Way;

**Brookfield Homes**, (703) 270-1400, to build four units avg. \$260,000 in 'Two Rivers,' on Sand Lens Drive;

**Mitchell and Best**, (301) 762-9511, to build four units avg. \$280,000 in 'Two Rivers' on Heron Rookery Way and Sandbar Willow Drive;

**Michael Harris Homes**, to build four units avg. \$200,000 in 'Two Rivers' on Sandbar Willow Drive, Hyssop Drive and Heron Rookery Way;

**Classic Group**, (301) 913-0404, to build two units avg. \$250,000 in 'Two Rivers' at:

- 2870 Water Strider Way;
- 2852 Water Strider Way;

**Ryan Homes**, to build a \$265,233 unit at 1410 Duckweed Circle, in 'Two Rivers;'

**Tri Pointe Homes**, (301) 803-4800, to build four TH units avg. \$240,000 on Curled Dock Lane, in 'Two Rivers;'

### Other Locations

**Ameri-Star Homes**, (410) 590-1000, to build a \$210,844 unit at 242 Gough Court, Severna Park;

**Beazer Homes**, to build three units avg. \$220,000 at 2375 and 2384 and 2385, 2388 Terrapin Crossing, in 'Magnolia Creek;'

**Pulte Homes**, (703) 934-9300, to build 18 TH units avg. \$91,000 on Narrowleaf Way and Watershed Blvd., Laurel, in 'Watershed;'

**Beazer Homes**, to build five \$130,000 TH units on Fox Glove Lane, Hanover, in 'The Ridge;'

**Preserve Severn Run LLC**, to build a \$269,000 unit at 1505 Sirani Lane; B02395081;

**Koch Homes**, (410) 573-5720, to build a \$271,000 unit at 7778 Truitt Lane;

**Ryan Homes** to build seven \$121,900 TH units on Mine Run Road, Hanover, in 'Parkside; B02396025;

**Maryland Building Co.** (410) 266-5100, to build a \$238,725 unit at 1049 Skidmore Drive;

**Wagner Homes**, (410) 987-3777, to build a \$230,000 unit at 110 Retriever Way;

**Koch Homes**, (410) 573-5720, to build a \$226,945 unit at 12 Southern Oaks Lane, Millersville;

## AA Commercial Permits Issued

June 10 – 30, 2021

**WCS Properties Business Trust**, (410) 559-2500, to build a \$414,540 retail fitout on Brickhead Road, Gambrills;

**COPT**, (443) 285-5400, to build a \$92,000 alteration to office building at 134 National Business Parkway; B02396001;

**Pasadena MD 4314 Mountain LLC**, to build a \$275,000 tenant fitout at 95 Temple Drive, Pasadena;

**Robinson Crossing LLC**, to build a \$1.5 million tenant fitout for 21,758 square foot supermarket at 450 Ritchie Highway, Severna Park;

**Anne Arundel Medical Center**, to build a \$200,000 outpatient clinic at 2001 Medical Parkway, Annapolis;

**1060 Crain LLC**, to build a \$250,000 tenant improvement at Md Route 3 South, Gambrills;

**Christopher Larson**, c/o Sheffield Construction, (410) 647-1185, to build a \$275,000 dental office fitout at 133 Defense Highway, Annapolis;

**Harmans Road Associates**, DPR Construction, to build a \$225,000 interior fitout at 7555 Harmans Road, Harmans;

**NBP 221 LLC**, c/o COPT, to build a \$200,000 fitout at 2721 Technology Drive, Annapolis Junction;

**6730 Dover Road LLC**, c/o Dukeland Construction, to build a \$120,000 tenant fitout at 6730 Dover Road;

**NBP 420 LLC**, c/o COPT, (443) 285-5400, to build a \$347,000 tenant fitout at 420 National Business Parkway, Jessup;

**Five Ace Holdings LLC**, to build a \$275,000 restaurant fitout at 2402 Brandermill Blvd, Gambrills;

**Najoles Property LLC**, to build a \$350,000 tenant fitout at 258 Najoles Road, Millersville;

## AA Zoning Cases Submitted

### 2021-0051-S – Johnson Development Associates

*Request Special Exception for self-storage facility.* Zoned C-2. 2.32 acres. Lots 2 and 3 in ‘Gambrills Gateway.’ Located on Route 3 South, Gambrills, in the northwest side of Crain Highway and St. Stephens Church Road, Gambrills. Appl: Johnson Development, c/o Blake Spencer, 100 Dunbar St., #400, Spartanburg, SC. (864) 585-2000.

## AA Real Estate Transactions

**T.M.B. IRA LLC**, c/o Todd M. Bailey, to **MGT Properties LLC**, James Garvin, 4942 Worthington Way, Ellicott City, Md. 21043. Unit 6 in ‘Cloverleaf Business Park Condominium.’ Located at 8227 Cloverleaf Drive, Millersville, Md. 21108. Unit is 2,153 square feet. Tax ID: 03-207-9008-4676. Liber 36859, page 248. Deed date: May 12, 2021. **Purchase price: \$355,000.** Deed of Trust: \$301,750, Sandy Spring Bank.

**Annapolis Land LLLP**, c/o Siena Corporation, to **PS Atlantic Coast 2021-A LLC**, c/o Public Storage, 701 Western Avenue, Glendale, Ca. Located at 2729 Solomons Island Road, Edgewater, Md. 21037. Lot is 2.68 acres. 2.6 acres. Improved with 117,008 square foot self-storage. Tax ID: 02-000-1105-5800 and 1105-4400. Liber 36860, page 57. Deed date: April 28, 2021. **Price: \$38,833,693.**

**2158 Renard Court LLC**, c/o David Earl, to **2158 Renard LLC**. Unit N-10 in ‘Renard Court Condominium.’ Located at 2158 Renard Court, Annapolis, Md. 21401. Unit is 3,763 square feet. Tax ID: 02-636-9006-1157. Liber 36861, page 34. Deed date: May 13, 2021. **Purchase price: \$500,000.**

**Orchard Beach Marina LLC**, c/o Jerome J. Parks, to **Nicklous Combs**. Lot 7 and part of Lot 8 in ‘Wanamassa.’ Located at 1643 Orchard Beach Road, Annapolis, Md. 21409. Lot is 30,927 square feet. Improved with house. Tax ID: 03-000-3330-4800. Liber 36890, page 130. Deed date: May 14, 2021. **Purchase price: \$1,400,000.**

**The Dorr Partnership**, c/o Vernon Joseph Dorr, 783 Herald Harbor Road, Crownsville, Md., to **SMO Inc.**, 102 Centennial Street, La Plata, Md. Two parcels. Located at 1229 Generals Highway, Crownsville, Md. 2.9 acres. Improved with 7,465 square foot service garage. Tax ID: 02-000-0343-6252 and 53. Liber 36894, page 210. Deed date: April 28, 2021. **Purchase price: \$2,000,000.**

**8225B Cloverleaf, LLC**, c/o Stephen Shenk, to **Trokme Commercial Partners LLC**, c/o Michael Crim, 1520 Jabez Run, #302, Millersville, Md. 21108. Unit B in ‘8225 Cloverleaf Business Park Condominium.’ Located at 8225 B Cloverleaf Drive, Millersville, Md. 21108. Lot is 13,054 square feet. Improved with 22,500 square foot warehouse. Tax ID: 03-000-9024-2183. Liber 36897, page 314. Deed date: May 13, 2021. **Purchase price: \$1,850,000.** Deed of Trust: \$1.48 million, Sandy Spring Bank.

## RESIDENTIAL

**Two Rivers Associates LLC**, c/o Classic Group, to **MB TR Heritage I, LLC**, c/o Mitchell and Best Homes. Lot H-132 in ‘Heritage at Two Rivers.’ Located at 1512 Sandbar Willow Drive, Odenton, Md. Lot is 4,000 square feet. Tax ID: 04-816-9025-0583. Liber 36894, page 38. Deed date: April 23, 2021. **Purchase price: \$210,000.**

## MULTIFAMILY

**Star Village Square LLC**, c/o El-Ad National Properties, 150 E. Palmetto Road, #400, Boca Raton, Fl, to **Village Square (M-O) Owner LLC**, c/o Morgan Properties, 160 Clubhouse Road, King of Prussia, Pa. Multiple parcels. Located at 8096 Crainmont Drive, Glen Burnie, Md. 21061. Village Square Apartments. Tax ID: 03-000-0677-9472 and 73. Liber 36898, page 254. Deed date: February 23, 2021. **Purchase price: \$77,480,000.** Deed of Trust: \$51.8 million, Fannie Mae.

## Howard Building Permits Issued

### Ellicott City

**Williamsburg Group**, (410) 997-8800, to build a \$241,976 unit at 8516 Abby Lane, Ellicott City;

**JBL Construction**, (443) 786-1583, to build a \$450,000 unit at 4635 Doncaster Drive, Ellicott City;

**NVHomes**, (703) 956-4000, to build a \$220,000 unit at 3611 Beckett Lane, Ellicott City;

**NVHomes**, (703) 956-4000, to build a \$220,000 unit at 10432 Puccini Lane, Ellicott City, in 'Turf Valley';

### Fulton

**Better Homes**, (443) 310-1553, to build a \$542,700 unit at 12255 Blue Sky Evening Way, Fulton;

**Green Leaf Builders**, (410) 997-1328, to build a \$700,000 unit at 12397 Kondrup Drive, Fulton;

**NVHomes**, (703) 956-4000, to build two \$220,000 units in 'Maple Lawn Farms,' at:

- 11180 Eugene Avenue;
- 11126 Eugene Avenue;
- 8202 Stauffer Avenue;
- 8233 Gunnar Drive;
- 11130 Eugene Avenue;

### Columbia

**NVHomes**, (703) 956-4000, to build three \$220,000 units in 'Cross Creek,' Columbia, at:

- 7631 Cross Creek Drive;
- 7659 Cross Creek Drive;
- 7619 Cross Creek Drive;

**NVHomes**, (703) 956-4000, to build six \$190,000 units in 'Arnold's Corner,' Columbia, on Arnolds Court;

**Toll Brothers**, (410) 872-9105, to build three \$300,000 units in Dayton, at:

- 6516 Mare Court;
- 6010 Bricker Road;
- 6005 Bricker Road;

### Other Locations

**Toll Brothers**, (410) 872-9105, to build a \$300,000 unit at 15612 Linden Grove Lane, Woodbine;

**Keystone Custom Homes**, (717) 464-9060, to build a \$484,125 unit at 1936 Davis Branch Road, Woodstock;

**Decatur Development**, (443) 309-7792, to build a \$220,000 unit at 9319 Fourth Street, Laurel;

## Howard Commercial Permits

**Buch Construction**, (443) 844-0230, to build a \$400,000 fitout for Emergent BioSolutions, at 6680 Business Parkway, Elkridge;

**Mace Enterprises**, (410) 379-6248, to build a \$500,000 office fitout at 8870 Greenwood Place, Savage;

**A&A Commercial Contractors**, (410) 312-3200, to build a \$350,000 fitout for Syntonic, at 7155 Columbia Gateway Drive, Columbia;

**Whiting Turner Contracting**, (443) 324-4782, to build a \$23 million one-story data center at 9800 South Eternal Rings Drive, Laurel;

**Nichols Contracting**, (240) 324-9869, to build two warehouse buildings for \$2.75 million at 9188 and 9190 Red Branch Road, Columbia;

**Atlantic Lift**, (443) 257-1844, to build a racking installation for Very Best Inc., at 8263 Patuxent Range Road, Jessup;

**NTC Mazzuca**, to build a \$989,000 fitout for Rekor Systems at 6721 Columbia Gateway Drive, Columbia;

**Gilbane Building**, (301) 317-6109, to build a \$1 million interior fitout for JHU, at 1110 Johns Hopkins Road, Laurel;

**RJK Construction Co.**, (410) 365-9004, to build a \$300,000 fitout for Northrop Grumman at 7040 Troy Hill Drive, Elkridge;

**Management Resource Systems**, (336) 289-2577, to build a \$853,900 fitout for Lululemon at The Mall in Columbia;

**Mace Enterprises**, (410) 379-6248, to build a \$100,000 mezzanine installation at 8309 Sherwick Court, Jessup;

**Heffron Company**, (301) 816-2088, to build a \$1.7 million improvement at 7705 Montpelier Road, Laurel;

**ABM Inc.**, (410) 365-0075, to build a \$159,000 improvement at 7145 Troy Hill Drive, Elkridge;

## Howard Subdivisions Submitted

### Environmental Concept Plans Submitted

**ECP-21-049 – Patel Property**. Zoned R-20. 1 acre. 1 *SFD* lot. Located on Lochridge Road. Appl: Patel Pragnesh, 8144 Ridgely Loop, Severn, Md. 21144. (443) 799-6296.

**ECP-21-050 – Landing Enclave West**. Zoned R-ED. 3.94 acres. 2 *SFD* lots. Located on the east side of Landing Road, north of Montgomery Road, Ellicott City. Appl: Jacob Hikmat, 5550 Sterrett Place, #103, Columbia, Md. 21044. (443) 938-9547.

**ECP-21-054 – Landing Enclave East**. Zoned R-ED. 3.9 acres. 4 *SFD* lots. Located on Landing Road, north of Montgomery Road, Ellicott City. Appl: Jacob Hikmat, 5550 Sterrett Place, #103, Columbia, Md. 21044. (443) 938-9547.

**ECP-21-052 – LKQ Pick Your Part**. Zoned CE-CLI. 12.6 acres. 2 *commercial parcels*. Located on the east side of Washington Blvd., north of Fleming Street. Appl: LKQ Corp., 1100 Northville Street, Houston, TX, (813) 210-4435.

**ECP-21-057 – Cager Property**. Zoned R-ED. 1.1 acre. *Propose One SFD lot*. Located on Montgomery Road, west of Elkridge Crossing Way, Elkridge. Appl: Lawrence Cager, Box 1732, Baltimore, Md. 21203. (202) 258-6089.

(Continued on Page 7)

**Howard Subdivisions Submitted (from p. 6)****Final Plans Submitted**

**F-21-068 – East Side**. Zoned R-20. 1 acre. 2 *SFD* lots. Located on the east side of Centennial Lane, south of Maxine Street. Appl: Ma Hong Tao, 4268 Maisel Farm Lane, Ellicott City, Md. (410) 493-4950.

**F-21-070 – Avoca Manor**. Zoned R-20. 5.35 acres. 8 *SFD* lots. Located on Avoca Avenue at Montgomery Road. Appl: Avoca Manor LLC, 7350-B Grace Drive, Columbia, Md. 21044. (410) 997-0296.

**Site Development Plans Submitted**

**SDP-21-039 – Patapsco Crossing**. Zoned R-20. 25.2 acres. 38 *SFD* lots. Located on the east side of Old Frederick Road, south of Howard Chapel Drive, Ellicott City, Md. Appl: Pleasants Development, 24012 Frederick Road, Clarksburg, Md. (301) 428-0800.

**SDP-21-051 – Corridor Square Parcel B**. Zoned TOD. 6.9 acres. *Propose 20 TH and a convenience store*. Located southeast side of Route 1, north Dorsey Road, Elkridge. Appl: Corridor Square LLC, Elkridge, Md. (410) 579-2442.

**SDP-21-052 – Stonewood 5 Storage**. Zoned NT. 12.1 acres. *Propose 123,768 square foot self-storage*. Located on Oakland Mills Road, north of Procopio Circle, Columbia. Appl: J2J LLC, 6685 Santa Barbara Court, Elkridge, Md. (443) 459-5080.

**Howard Subdivisions Approved****Environmental Concept Plans Approved**

**ECP-20-019 – Jessup Park**. Zoned M-2. 4.81 acres. *Propose one parcel for new auto-related building*. Located on the west side of Dorsey Run Road, north of Old Jessup Road, Jessup. Appl: Team Dorsey LLC, 2308 Fort William Drive, Olney, Md. (301) 787-0220.

**ECP-20-042 – Shown Property**. Zoned R-20. 1.67 acres. 1 *SFD* lot. Located on the south side of Mullineaux Lane, 600 feet east of Boones Lane, Ellicott City. Appl: Walter Shown, 3079 Mullineaux Lane, Ellicott City, Md. 21042, c/o Fisher, Collins, Carter, (410) 461-2855.

**ECP-20-039 – Ziegler Property**. Zoned RC-DEO. 540.7 acres. 1 *parcel*. Located at the end of Dorsch Farm Road, Ellicott City, Md. Appl: Natalie Ziegler, 3800 Manor Lane, Ellicott City, Md. (410) 215-3456.

**ECP-21-006 – Life Storage**. Zoned CE-CLI. 14.2 acres. 1 *commercial parcel for self-storage addition*. Located on the east side of Route 1. Appl: Life Storage, 6467 Main Street, Williamsville, NY. (716) 650-6056.

**ECP-21-009 – MHGH & S Solar Facility**. Zoned RC-DEO. 27 acres. 1 *commercial parcel*. Loc. On the north side

of Frederick Road and Pfefferkorn Road. Appl: Sun East Dev., 110 Phoenixville Pike, Malvern, Pa. (484) 983-3130.

**ECP-21-031 – Lutheran Village at Miller's Grant**. Phase 2. Zoned PSC. 49.8 acres. 43 *age-restricted apartment units*. Located south side of Frederick Road, 1,500 feet east of Gray Rock Drive, Ellicott City. Appl: Lutheran Village at Miller's Grant, 300 St. Luke Circle, Westminster, Md. c/o Daft, McCune, (410) 296-3333.

**Final Plans Approved**

**F-14-045 – Goins Property**. Zoned R-20. 2.38 acres. 5 *single-family lots*. Located on St. Johns Lane, north of Country Lane, Ellicott City. Appl: Denver Goins, 2778 St. Johns Lane, Ellicott City, Md. (410) 465-0608.

**F-17-021 – Honrao's Property**. Zoned R-20. 1.33 acres. 2 *single-family lots*. Located on St. Johns Lane at Whitehall Road, Ellicott City. Appl: Honrao Abhuit, 4060 St. Johns Lane, Ellicott City, Md. 21042. (443) 535-3018.

**F-19-017 – Patapsco Falls**. Zoned RC-DEO. 28.1 acres. 2 *SFD* lots. Located on Morgan Station Road, Woodbine, Md. Appl: Sharp & BLHC, LLC, c/o Fisher, Collins, Carter, (410) 461-2855.

**F-21-063 – Crowder Property and Vixen Valley Farm**. Zoned RC-DEO. 89.08 acres. 1 *SFD* lot. Located on the south side of Penn Shop Road, opposite Bennett Road, Mt. Airy. Appl: Land Design & Development, (443) 367-0422.

**F-21-069 – Oxford Square**. Zoned TOD. 11.2 acres. 1 *commercial parcel*. Located on both sides of Crowley Street, off Coca Cola Drive, Hanover. Appl: Attic 100 West Road, #304, Towson, Md. 21204, c/o Fisher Collins & Carter, (410) 461-2855.

**Site Development Plans Approved**

**SDP-21-024 – Westmount, Phase 3**. Zoned R-ED. 89 acres. 93 *SFD* lots. Located on the south side of Route 144, east of Folly Quarter Road, Ellicott City. Appl: Manor Investments, 307 International Circle, #130, Hunt Valley, Md. 21030. (443) 367-0422.

**SDP-21-019 – St. John's Manor**. Zoned R-20. .46 acre. 1 *SFD* lot. Located on the west side of Foxhill Drive. Appl: Harmony Builders, 4228 Columbia Road, Ellicott City, Md. (410) 461-0833.

**SDP-20-014 – Kerger Woods**. Zoned R-20. 4.09 acres. 4 *SFD* lots. Located on Kerger Road, south of Dunteachin, Ellicott City. Appl: Thomas O'Neil, 5239 Kerger Road, Ellicott City, Md. (410) 292-4831.

**SDP-20-020 – Turf Valley Grove**. Zoned R-20. 1.73 acres. 3 *SFD* lots. Located on the north side of Route 40, west of Pebble Beach Drive. Appl: Caruso Homes, 2120 Baldwin Avenue, #200, Crofton, Md. (301) 261-0277.

**SDP-20-071 – Zubairi Property**. Zoned R-SC. 1.38 acre. 3 *SFD* lots. Located on Martin Road at Route 32, Columbia. Appl: Burkard Homes, 1511 Ritchie Highway, #305, Arnold, Md. (240) 375-1052.

**Howard Subdivisions Approved (from p. 7)****Preliminary Equiv. Sketch Plans Approved**

**SP-19-004 – Cascade Ridge.** Zoned R-ED. 9.09 acres. 18 SFD lots. Located at the end of Green Drake Road, Elkridge. Appl: John Neels, 7330 Green Drake Road, Elkridge, Md. 21075. (410) 869-0134.

**SP-21-001 – Roberts Property.** Zoned CEF-M. 32.2 acres. 270 apartment units (incl. 44 age-restricted and 54 MIHU) and 89 TH lots. Located on the southeast side of Washington Blvd, opposite Ducketts Lane, Elkridge. Appl: Elms at Elkridge LC, 5074 Dorsey Hall Drive, #250, Ellicott City, Md. 21042. (410) 720-3021.

**SP-19-005 – Bethany Glen.** Zoned R-20. 68.5 acres. 112 SFD lots. Located on Postwick Road, Ellicott City. Appl: Elm Street Development, 5074 Dorsey Hall Drive, #205, Ellicott City, Md. (410) 720-3021.

**Final Plans Recorded**

**F-21-054 -Maier Industrial Park.** Zoned CE-CLI. 1.5 acre. One industrial parcel. Located on the west side of Bursa Road. Appl: Apostles Continuation Church, 12818 Claxton Drive, Laurel, Md. (301) 675-0754.

**F-21-065 – Turf Valley Grove.** Zoned R-20. 1.7 acres. 3 SFD lots. Located on the north side of Route 40, west of Pebble Beach Drive, Ellicott City. Appl: Lee, Barathapunnia, c/o NTT Associates, (410) 442-2031.

**F-19-014 – Kings Forest.** Zoned RC-DEO. 97.7 acres. 37 SFD lots. Located at the end of Pudding Lane, Ellicott City, Md. Appl: Toll Brothers, 7164 Columbia Gateway Drive, #230, Columbia, Md. (410) 872-9105.

**Howard Real Estate Transactions**

**State of Maryland** to **CSX Transportation Inc.**, 500 Water Street, Jacksonville, Fl. Property of 109.7 acres. Located at 8575 N. Dorsey Run Road, Jessup, Md. Improved with 14,940 square foot garage. Zoned Industrial. Tax ID: 06-439632, 526217, 450229. Liber 20631, page 105. Deed date: May 28, 2021. **Purchase price: \$32,500,000.**

**AG-HS Tar Bay Property Owner, LLC** to **Frind-Tarbay LLC**, c/o RSE Capital Partners, 11 Dupont Circle, #900, Washington, DC 20036. Parcel A in 'Maryland Wholesale Food Center.' Located at 7980 Tar Bay Drive, Jessup, Md. 9.58 acres. Improved with 203,150 square foot warehouse. Tax ID: 06-526624. Liber 20644, page 119. Deed date: June 4, 2021. **Purchase price: 34,218,000.**

**Bethany Holding LLC**, c/o David L. Rouen, to **MJ Holding LLC**, John Janamian, 10777 Bridlerein Terrace, Columbia, Md. 21044. Parcel A in 'Charles F. Fisher Jr. Property.' Located at 3243 Bethany Lane, Ellicott City, Md. Lot is 35,022 square feet. Improved with 5,796 square foot warehouse. Tax ID: 02-208253. Liber 20647, page 119. Deed date: May 19, 2021. **Purchase price: \$1,250,000.**

**RESIDENTIAL**

**Simpson Oaks CRP3, LLC**, c/o Chesapeake Realty Group, to **NVR, Inc.** Lots 77 – 82 in 'Cedar Creek.' Located on Overview Terrace, Columbia, Md. (6 TH lots). Tax ID: 05-602232 et al. Liber 20608, page 399. Deed date: May 24, 2021. **Purchase price: \$1,376,622.**

**Arnold's Corner LLC**, c/o David Woessner, 308 Magothy Road, Severna Park, Md., to **NVR, Inc.** Lot 8 in 'Arnold's Corner.' Located at 5433 Arnold's Court, Columbia, Md. Lot is 9,035 square feet. Tax ID: 16-602737. Liber 20615, page 194. Deed date: May 25, 2021. **Purchase price: \$350,000.**

**20006 Delaware Inc.** 198 Laurel Race Track Road, Laurel, Md., to **NVR, Inc.** Land Unit 15 in 'Laurel Park Station.' (Paddock Pointe). Located at 10010 Ruffian Way, Laurel. Tax ID: 06-602389. Liber 20627, page 39. Deed date: June 3, 2021. **Purchase price: \$1,270,000.**

**7440 Oakland Mills Road LLC**, c/o Jose Encarnacao, to **Burkard Homes, LLC**, 1511 Ritchie Highway, #305, Arnold, Md. 21012. Lots 1 – 6 in 'Brickley Mills.' Located on Oakland Mills Road, Jessup, Md. Lots avg. 11,000 square feet. Tax ID: 06-602402 et al. Liber 20629, page 367. Deed date: April 30, 2021. **Purchase price: \$500,000.**

**Mangione Enterprises of Turf Valley LP**, c/o Louis Mangione, to **NVR, Inc.** Lot 55 in 'Turf Valley.' Located at 10432 Puccini Lane, Ellicott City, Md. Lot is 7,924 square feet. Tax ID: 02-601854. Liber 20637, page 413. Deed date: June 3, 2021. **Purchase price: \$340,000.**

**Dorsey's Ridge LLC**, c/o David Woessner, to **NVR, Inc.** Lots 1 – 3 in 'Dorsey's Ridge, Phase 1.' Located at 3976 – 3980 Cooks Lane. Lots avg. 2,800 square feet. Tax ID: 02-603179 et al. Liber 20640, page 134. Deed date: May 25, 2021. **Purchase price: \$705,000.**

**MULTIFAMILY**

**Morgan's Landing LLC**, c/o Brian Boy, to **BD-Morgans Landing LLC**, 929 N. Calvert Street, #C-H, Baltimore, Md. 21202. Lot 3 in 'Morgan's Landing.' Located at 9881 Harmony Lane, Laurel, Md. 20723. 14 attached rental units. Tax ID: 06-470807. Liber 20644, page 217. Deed date: May 24, 2021. **Purchase price: \$4,850,000.**