

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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October 6, 2017

In Brief...

....A Cambria Suites hotel is newly under construction at 7700 Milestone Parkway in Hanover. So give it about a year before the first guest pads down the hallway to his suite. An affiliate of Somerset Construction is developing the hotel on a pad with a CVS and a Wawa, and recently pulled the \$14 million construction permit.

....National Delivery will remain on the tenant roll at 8700 Robert Fulton Drive in Columbia. The logistics firm renewed with RReef for 205,000 square feet. CBRE brokered the deal.

....Prologis has brought 8230 Sandy Court to market. Two leases, to Reliable Tire and Aireco, fill the 142,098 square foot building, and Newmark, Knight, Frank is handling the disposition.

....Long ago, it was the Three Nines tavern that occupied a Route 1 parcel opposite Port Capital Drive in Jessup. Today, it's a CVS, and that building has now sold to an investor that likes long term leases.

A Washington, DC partnership paid \$5.25 million for the newly-delivered, 11,890 square foot pharmacy, which is the first leg in 'Montevideo Crossing.' Coming is a Royal Farms convenience store and gas station. A partnership headed by Mark Levy developed the site.

Two Rivers: All Ages *Stanley Martin, Winchester Broaden the Mix*

The community of Two Rivers in Odenton is about to follow the same path as a 'G' rated movie: open to all ages.

Both Stanley Martin Companies and Winchester Homes have singles in the newest section of the Odenton community, which to this point has been age-restricted only. But changes in school capacity allowed developers Classic Community and Koch Associates to incorporate all-age housing while continuing the age-restricted units.

The two builders will split 178 lots in the 'Cascades' section, off Conway Road west of Route 3. Winchester is already a Two Rivers builder, having opened attached, age-restricted villas earlier this year. But it will expand its offering to all ages with its Cascades presence, opening this weekend. For Stanley Martin, it's a new start altogether. The builder hasn't yet revealed prices, but it should be open later this fall.

Classic, meanwhile, is planning its next phase of Two Rivers, which will turn 'neo-traditional' with 'The Heritage.' At 279 singles, the coming phase will also, like Cascades, be 'multi-generational,' and include lots with detached rear garages.

Classic has got two builders lined up with whom it is still finalizing negotiations, but the general gist of it is that one will take the 36-foot wide units, and a second builder will take the 28 and 32-foot product. If everything moves on schedule, models in the Heritage could be started before the end of the year.

Goldstar Group Buys Industrial in Elkridge

A seller in the Corridor just a month ago, The Goldstar Group has now turned into a buyer. The Bethesda-based firm recently acquired two industrial properties, both from affiliates of Goodier Property Group, and both in Elkridge. The first is 5495 Levering Avenue, a truck terminal that traded for \$2.35 million. Goldstar also bought two buildings in the Harwood Business Center, for \$5.15 million.

At 5495 Levering, Goldstar got about 36,000 square feet that includes a repair shop, cross-dock facility and outside storage on the 5.2 acre site. Goodier had written a long-term deal with Davis H. Elliott Company back in 2015 when it had bought the facility. Meanwhile, the Harwood deal put 47,000 square feet of small-bay space into Goldstar's hands. Located at 6350 – 6360 South Hanover Road, the spaces have long catered to automotive users.

Goldstar is just off the sale of the Ashmore Courts Apartments in Laurel. The investment team at Newmark, Knight, Frank brokered the industrial deals.

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The Waiting Game On APFO Bill

Howard County builders find themselves wondering just what shape the APFO bill now in front of the County Council will take.

It wasn't supposed to be this way, but a bill that started out relatively innocuous is caught in a political dust storm, a victim in part of a far-reaching proposal to redistrict thousands of students across the county.

In a worksession next week, the Council is expected to draft amendments to the APFO legislation introduced this summer by Allan Kittleman. Guiding those amendments, to builders' dismay, are two nights of testimony by unhappy school parents, dressed in yellow and decrying development.

Most feared are the possibility of amendments that would tighten the school capacity test; some of the numbers tossed around could shut down better than half the schools in the county. The task force that generated the APFO legislation had suggested a graduated school test in which builders pay a fee to build in more congested areas, but opponents appear to want a lower flat rate with capacity on one side and moratorium on the other.

Builders had hoped prior to the last Council session that the bill might be tabled for good or even pulled, but it appears that enough political pressure exists to force the Council to act. Thus, the amendments are all. As written, the bill makes several technical changes that builders consider helpful but not dramatic, including a five-year maximum wait for APFO and allocation approval.

But the legislation's arrival coincided with a Board of Education proposal for a massive redistricting. News that upwards of 9,000 kids could be bused around the county helped mobilize serious opposition at two public hearings.

Koch Rolls Out its 'Craftsman'

With a new line of models, Koch Homes has opened its latest job in Anne Arundel. Another project is waiting in the wings.

Koch started sales at 'Blue Heron Estates,' an 11-lot project off Riva Road that is right next to River Creek that it developed several years back. But Blue Heron will be developed with the Craftsman line of homes Koch is now selling. Less brick, more stone and upgraded siding are part of the new design approach. Koch is already offering its Craftsman line at Crossland Farm, only recently open, and will do likewise at the coming 'Woodlands at Plum Creek.'

At Blue Heron, Koch starts at \$779,990 on lots of approximately an acre. Its local competition for large-lot singles is probably Margaret's Glen, off Bestgate Road, where Timberlake Homes has seven contracts and seven lots to sell. Although none of the homes has yet hit the Land Records, Timberlake is pulling over \$900,000 on average, putting its price point near the top in county projects.

Plum Creek will be another large lot Koch job, in Crownsville off Old Herald Harbor Road. Koch hasn't affixed price tags yet. Crossland Farm is 23 lots off Reece Road, priced from the \$460's.



Blue Heron Estates

St. John Goes Vertical in Annapolis Corporate

Just as it has delivered a new Millersville office building, St. John Properties is starting in on another in Annapolis.

The Baltimore developer broke ground recently for a five-story building in Annapolis Corporate Park. What will become 187 Harry S. Truman Parkway should deliver in the 1st Quarter, 2019, and will be the fourth building in the park.

St. John had already built two one-story buildings and then a two-story office at Annapolis Corporate. But it opted to merge the remaining approvals for lower-rise buildings into the five-story model now on its way. At 129,800 square feet, it'll be finished out to a LEED Gold certification. St. John clearly sees some of the Anne Arundel markets maturing to accommodate higher-rise buildings. Its newest addition to the I-97 Business Park on Najoles Road also clocks in a five stories.

‘For Lease’ Signs Multiply in Marley

With Under Armour’s apparent consolidation in Trade Point, available warehouse space has returned to the Marley Neck peninsula.

Two substantial spaces are now available for sublease, a third comes available this time next year, and one of the largest warehouses in the county is planned on a spec basis.

It’s a jolt to the market that reminds industrial observers of the Marley Neck before Under Armour started gulping down blocks of space.

A month ago, both 6611 Cabot Drive and 1040 Swan Creek Road came to the market as subleases, courtesy of Under Armour. 1040 Swan, at 308,000 square feet is the larger of the two, while the Cabot building offers 161,000 feet.

Another summer purchase put 7330 Carbide Road into the hands of the Covington Group, which intends to refurbish the 300,000 square foot metal building for re-entry into the market.

And another pending vacancy is 7629 Gambrills Cove Road, where Gramercy has Under Armour in about 350,000 square feet. That space is also coming available as Under Armour will vacate. Gramercy paid \$31.86 million in a July acquisition for the building, which is next to the comparable building it owns housing Fila.

Into this budding tug-of-war comes a 500,000 square foot warehouse, arriving next June. Everwest Real Estate and Chesapeake Real Estate Group will develop what will be one of one only two buildings larger than half a million feet locally, the other on Assateague Drive in Jessup. Undeterred by the other Marley Neck vacancies, Everwest began to move dirt recently in Brandon Woods.

Baywood Buys a Headquarters

Baywood Hotels will move its headquarters to a small office building it just bought in Columbia.

As Guilford Office Venture LLC, Baywood paid \$1.85 million for 9130 Guilford Road. The company is expected to move from its current offices in Greenbelt early next year, according to Baywood’s Vinay Sharma. At 13,852 square feet, the building traded for approximately \$133.50 per foot.

Baywood bought its first property in 1975, a 23-room hotel in Laurel. Since then it has grown to a portfolio today of 100 hotels, including multiple hotels in the 95 Corridor, some of which it has developed from the ground up.

Rob Friedman at JLL represented the seller, an affiliate of Greenfield Partners, while Chuck Breitenother at NAI KLN B brought the buyer.

Lot Sales Inked at ‘South,’ ‘Westmount’

‘Coming Soon’ usually applies to individual communities. But right now it applies to a trio of projects in Howard County, all of them part of an evolving ‘new mold’ of subdivisions.

Sales are about to begin in short order at Westmount, Maple Lawn South, and the Enclave at River Hill. All three offer lots of about 7,000 to 8,000 square feet, designed under the relatively recent R-ED zoning that offered developers more flexibility in lot size in return for saving open space.

Beazer had already bought the ground for the Enclave at River Hill, earlier this year. Then called the Hoddinott property, Beazer paid \$33.5 million for 89 acres on Route 108 slated to yield 150 singles.

More recent are a pair of finished lot deals in R-ED ground. In the first, Beazer paid \$10.2 million, or roughly \$377,000 per lot, for a bulk takedown of 27 finished singles at Westmount. Westmount is the part of the Doughoregan Manor in Ellicott City on which longtime owners the Carroll family – and by ‘longtime’ we mean back to colonial days – can spin off 325 lots. Beazer will share the first phase of the community with NVHomes and is calling its section the ‘Enclave at Westmount.’

The other recent lot deal is at Maple Lawn South, where NVHomes took down a first lot of 176 in all, opposite the original Maple Lawn on Route 216. The deed shows that NV paid an even \$400,000 for lot number one.

Wincopia Farms in Laurel was one of the early trendsetters toward R-ED engineering. The overlay allows developers to better achieve the full yield of half-acre zoning despite putting more land in open space. Builders in turn have amended their product to fit the smaller lots, building mostly 45 to 55 foot wide homes to fit.

And the ultimate consumer seems to have signed on, given average sales in the mid-\$800’s at Estates at Patapsco Park, another R-ED community.

AA Building Permits Issued

Sept. 16 – 30, 2017

Pasadena / Glen Burnie

K Hovnanian Homes, (301) 772-8900, to build four units avg. \$250,000 in 'Stone Mill,' Pasadena, at:

- 7926 Meridian Drive;
- 7924 Meridian Drive;
- 7920 Meridian Drive;
- 7925 Meridian Drive;

Lennar, to build 6 \$99,119 TH units on Kinglets Roost Lane, Glen Burnie, in 'Tanyard Springs;'

Williamsburg Group, to build a \$213,145 unit at 7512 Rising Eagle Court, Glen Burnie, in 'Osprey Landing;'

CalAtlantic Group, to build 6 TH units avg. \$130,000 on Holly Ridge Drive, Glen Burnie, in 'Holly Ridge;'

Oakcrest LLC, to build two \$147,000 units on Kenjamin Court, in 'Oakcrest, Glen Burnie;

Gambrills / Odenton

Brookfield Homes, to build a \$256,069 single-family unit at 2111 Basil Hall Lane, Gambrills, in 'Wilson's Grove;'

NVR Inc., to build a \$279,910 single-family unit at 612 MacCubbin Lane, Gambrills, in 'Wilson's Grove;'

Koch Homes, to build a \$220,369 single-family unit at 3061 Sunny Ridge Drive, Odenton, in 'Two Rivers;'

Classic Community Group, to build two duplex units in 'Two Rivers,' Odenton at:

- 2714 Dragon Fly Way;
- 2712 Dragon Fly Way;

Severn / Hanover

D.R. Horton Inc., to build a \$211,352 unit at 8109 Ridgely Loop, Severn, in 'Upton Farm;'

NVR Inc., to build four \$121,934 TH units on Richmond Way, Hanover, in 'Parkside;'

CalAtlantic Group, to build two units in 'Harmans Ridge,' Hanover, at:

- 1638 Hekla Lane;
- 1626 Hekla Lane;

Other Locations

Glen Isle Development LLC, c/o Koch Homes, (410) 573-5720, to build a \$290,423 unit at 408 Kathe Court, Riva;

Solomon's Development Inc., to build a \$237,165 unit on Francis Court;

J. Wagner Homes, 8423 Veterans Highway, #101, Millersville, Md. to build a \$230,000 unit at 334 River Road;

WCT Properties, to build a \$211,304 unit at 933 Annapolis Neck Road, Annapolis;

Robert Domino, to build a \$289,647 unit at 4756 S. Polling House Road, Harwood;

Marzoff Road LLC, to build a \$183,000 unit at 933 Marzoff Road, Deale;

Jumpers Investment Associates, to build 12 attached units avg. \$125,000 on Daydream;

D.R. Horton Inc., to build two \$240,000 single-family units on Silver Oak Lane;

Brook Run Acquisitions, to build a \$166,299 unit at 1112 Chevron Road, Severn;

Richmond American Homes, to build 4 duplex units on Villaggio Drive, Millersville, in "Vellaggio Enclave;'

NVR Inc., to build four units avg. \$195,000 on Zeman Drive, Millersville, in 'Pondview;'

Howard Freeman, to build a \$125,000 single-family unit at 4925 Idlewilde Road, Shady Side;

8919 LLC, to build a \$155,215 unit at 1051 Carrs Wharf Road, Edgewater;

AA Commercial Permits Issued

Thru Sept. 30, 2017

Arundel Preserve #3 LLC, c/o Somerset Construction, Bethesda, Md. to build a \$14 million four-story Cambria Suites hotel at 7700 Milestone Parkway, Hanover;

Anne Arundel County, to build a \$1.4 million addition to an existing fire station, at 1367 Dorsey Road;

B.F. Saul Real Estate Investment Trust, (301) 986-6000, to build a \$200,000 alteration at 7927 Ritchie Highway;

NBP 310 LLC, c/o Corporate Office Properties Trust, (443) 285-5400, to build a \$700,000 heating and air conditioning improvement, at 310 Sentinel Way, Annapolis Junction;

Wal-Mart Real Estate, to build a \$116,000 unit interior alteration at 6721 Chesapeake Centre Drive;

LQ Md Business LLC, c/o LaQuinta Inn, (800) 753-3757, to build a \$620,000 exterior renovation at 1734 Nursery Road, Linthicum;

Fred Ho, to build a \$200,575 interior restaurant fit-out at 1682 Annapolis Road;

Cloverleaf Warehouse, to build a \$185,875 interior restaurant alteration at 8073 Veterans Highway;

Briar Rose Center Properties, to build a \$210,000 interior alteration at 710 Nursery Road;

Donald Segal, to build a \$108,380 retail building at 3218 Harness Creek Road;

BWI Technology Park V, LLC, to build a \$91,500 tenant fit-out at 709 Digital Drive;

Annapolis Mall LP, to build a \$250,000 fit-out at 2002 Annapolis Mall Road, Annapolis;

Annapolis Office Plaza LLC, to build a \$140,000 fit-out for a restaurant at 150 Jennifer Road;

AA Subdivisions Submitted

Preliminary Plans Submitted

C-17-0020 – K+E Regalado. Zoned C-4. 3.1 acres. *Propose 5,040 square foot vehicle maintenance building.* Located at 5459 Southern Maryland Boulevard, Lothian. Appl: K+E Regalado 629 Carmichael Road, Queenstown, Md. c/o McCrone, Inc., (410) 267-6947.

C-17-0011 – SMO Store #84. 1.16 acres. *Raze gas station and replace with new station and convenience store.* Located in the southeast quadrant of Route 2 and Mayo Road (Route 253), Edgewater. Appl: SMO Inc., 6355 Crain Highway, LaPlata, Md. (301) 932-3671.

C-17-0040 – Northrop Grumman. Zoned W-2. 74.2 acres. *Propose 23,375 square foot building.* Located on the south side of Aviation Blvd., near I-195, Linthicum. Appl: Northrop Grumman, 7323 Aviation Blvd., Baltimore, Md.

Site Development Plans Submitted

C-17-0039 – 3005 Solomon’s Island Road. Zoned C-3. 1.51 acres. *Propose conversion of bank branch to medical cannabis.* Located at 3005 Solomon’s Island Road, Annapolis, Md. Appl: 3005 Solomon’s LLC, 829 West Street, Annapolis, Md., c/o Pennoni, (443) 537-2721.

Final Plans Submitted

S-17-027 – Gomez. Zoned R-1. 4.3 acres. *2 lots.* Located on Meadow Hill Drive, near Long Green Drive, Annapolis. Appl: L.E. Gomez, 1749 Meadow Hill Drive, Annapolis, md. 21409. (954) 895-4924.

AA Subdivisions Approved

Final Plans Approved

S-2015-017 - Cannery Crossing, (P-15-0048). Zoned Odenton Village. 1.7 acres. *5 lots total.* Located on the north side of Odenton Road, off Piney Orchard Road, Odenton. Appl: Odenton Road Properties, 2813 Fennel Road, Edgewater, Md. 21037. (410) 533-3486.

Final Plans Recorded

S-06-002 – Two Rivers, Heritage. (Proj. #17-0059). Zoned R-2. 20.2 acres. *109 lots.* Located on Two Rivers Blvd., off Levee Drive, Odenton. Appl: Two Rivers Associates, 8120 Woodmont Avenue, #300, Bethesda, Md. 20814. (301) 913-0404.

S-15-019 –Kane Property. (Proj. #15-0053). Zoned R-1. 3 acres. *3 lots.* Located on Yorktown Road, north of Route

50, Annapolis. Appl: Everett Kane, 1349 Yorktown Road, Annapolis, Md. 21409. (410) 626-8490.

S-16-010 – Saratoga at Parkside. (Proj. -16-0040). Zoned R-10. 12.6 acres. *99 TH lots.* Located on Patterson Way off Parkside Blvd, Hanover. Appl: Saratoga Development, 13914 Castlebar Drive, Glenwood, Md. 21738. (443) 463-4265.

S-15-026 – Robinson Reserve. (Proj. #15-0081). Zoned R-2. 7.8 acres. *19 lots.* Located at 128 Truck House Road, Severna Park. Appl: Robinson Reserve, LLC, c/o Wagner Properties, 8421 Veterans Highway, Millersville, Md. (401) 987-3777.

AA Real Estate Transactions

Maria Ellena Chavez-Ruark to Whiskey One Eight LLC. (Thru Bankruptcy). Property located at 520 Brock Bridge Road, Laurel, Md. 50.9 acres. Improved with building. Tax ID: 04-000-0584-5300. Liber 31311, page 492. Deed date: August 8, 2017. **Purchase price: \$10,300,000.**

Zeman’s Choice LC, c/o Elm Street Development, to **Southern Oaks, LLC,** c/o Koch Homes, 2661 Riva Road, Annapolis, Md. Lot 26 in ‘Enclave at Pondview.’ Located at 8307 Gorham Drive, Millersville, Md. 21108. Lot is 6,500 square feet. Unimproved. Tax ID; 03-157-9024-5954. Liber 31303, page 248. Deed date: July 27, 2017. **Purchase price: \$185,000.**

Zeman’s Choice L.C., c/o Elm Street Development, to **NVR, Inc.** Lots 4, 5 and 6 in ‘The Reserve at Pond View.’ Located at 8311 – 8317 Pondview Drive, Millersville, Md. Lots avg. 4,000 square feet. Unimproved. Tax ID; 03-980-9024-6163, 6164, 6165. Liber 31304, page 79. Deed date: August 18, 2017. **Purchase price: \$421,206.**

Kimberly Sue Hofmeister to C.L. Payne & Associates Inc. Lots 8, 9, 10, 32, 33 and 34 (Section B) in ‘Outing Park.’ Located at 7754 Sauerbacker Avenue, Pasadena, Md. 21122. Lot is 15,000 square feet. Improved with house. (built 1950). Tax ID: 03-388-9000-8138. Liber 31303, page 267. Deed date: August 24, 2017. **Price: \$127,500.**

Atapco Symphony Village LLC, c/o Atapco Properties, to **NVR Inc.** Lot 86 in ‘Creekside Village at Tanyard Cove.’ Located at 8160 Hickory Hollow Drive, Glen Burnie, Md. Lot is 6,447 square feet. Unimproved. Tax ID: 03-246-9024-5600. Liber 31304, page 68. Deed date: August 24, 2017. **Purchase price: \$166,012.**

Oakcrest LLC to NVR, Inc. Lot 1 in ‘Cedar Point Phase II.’ Located at 7723 Harwell Road, Jessup, Md. Lot is 4,993 square feet. Unimproved. Tax ID: 03-178-9024-4152. Liber 31313, page 424. Deed date: August 15, 2017. **Purchase price: \$110,000.**

Howard Building Permits Issued

Ellicott City

Pulte Homes, (703) 934-9300, to build a \$200,000 unit at 2454 Vineyard Springs Way, Ellicott City, in 'Estates at Patapsco Park;'

NVR Inc., to build two units in 'Walnut Creek,' Ellicott City, at:

- 5025 Linder Court;
- 5017 Linder Court;
- 5033 Linder Court;
- 5021 Linder Court;

NVR Inc., to build two units in 'Estates at Patapsco,' Ellicott City, at:

- 2434 Valley View Way;
- 2438 Valley View Way;

Laurel

Craftmark Homes, to build a \$250,000 unit at 10805 Rockland Drive, Laurel;

Beazer Homes, to build a \$250,000 unit at 10014 Bluebell Way, Laurel;

Beazer Homes, (410) 720-5071, to build a \$250,000 unit at 9928 Twin Fawn Trail, Laurel;

NVR Inc., to build a \$250,000 unit on Twin Fawn Trail, Laurel;

Cornerstone Homes, (410) 792-2565, to build a \$190,000 unit at 9614 Patuxent Overlook Drive, Laurel;

NVR Inc., to build a \$230,000 unit at 10007 Calla Court, Laurel;

West County

Charles Harris, (410) 963-8788, to build a \$400,000 unit at 17529 Timberleigh Way, Woodbine;

Joseph J. Spellman, (301) 661-6413, to build a \$350,000 unit at 2425 Millers Mill Road, Cooksville, Md.

Michael Chase Builders, (443) 797-9409, to build a \$300,000 unit at 13775 Frederick Road, West Friendship;

Catonsville Homes, (410) 442-2211, to build a \$350,000 unit at 14534 Old Frederick Road, Cooksville;

Other Locations

Harmony Builders, (410) 461-0833, to build a \$180,000 unit at 8216 Lincoln Drive, Jessup;

Lindsay Builders, (410) 207-9811, to build a \$459,000 unit at 6505 Beechwood Drive, Columbia;

Dorsey Family Homes, (410) 465-5739, to build a \$300,000 unit at 7105 Samuels Lane, Elkridge;

Cairn Custom Homes, (301) 490-5317, to build a \$329,000 unit at 8441 Parreco Drive, Fulton;

Mitchell and Best, (301) 762-9511, to build a \$359,417 unit at 12240 Pleasant Springs Court, Clarksville, in 'Highland Reserve;'

Howard Commercial Permits Issued

Glen Arm Building Co., (410) 296-7930, to build a \$500,000 alteration for Carbiz Ltd., at 8751 Freestate Drive, Laurel;

Edge Construction, (301) 891-9190, to build a \$250,000 fit-out at 7400 Coca Cola Drive, Hanover, for TPR Group;

NTC Mazucca Contracting, (443) 506-6379, to build a \$250,000 alteration for Howard Co. General Hosp., at 5755 Cedar Lane, Columbia;

Syriana Café and Gallery, (409) 370-5345, to build a \$150,000 restaurant alteration at 8180 Main Street, Ellicott City;

Holland Construction, (717) 632-5300, to build a \$100,000 fit-out for Social Security Administration, at 8865 Stanford Blvd., Columbia;

Monocacy Builders, (443) 250-5647, to build a \$155,000 fit-out for YMCA at 4331 Montgomery Road, Ellicott City;

Miller Contracting, (410) 830-1959, to build a \$140,000 alteration for a deli and \$200,000 for a fitout for Charter Radiology, at 10700 Charter Drive, #130, Columbia, Md;

Sturzenbecker Construction, (843) 626-3500, to build an \$800,000 alteration for Sears, at The Mall in Columbia;

Howard Subdivisions Submitted

Preliminary / SDP Submitted

P-17-004 – Magnolia Manor. Zoned R-SC. 15.3 acres. 17 SFD lots and 44 TH lots. Located on Old Scaggsville Road, north of Stansfield Road, Laurel. Appl: Trinity Quality Homes, 3675 Park Avenue, #301, Ellicott City, Md. (410) 480-0023.

SDP-18-013 – Honeysuckle Ridge. Zoned R-SC. .15 acre. One SFD lot. Located at the end of River Hill Road. Appl: Double R Ventures, c/o Fisher, Collins Carter, (410) 461-2855.

SDP-18-014 – Waterloo Fire Station. Zoned M-2. 6.85 acres. Propose fire station. Located on Route 1 opposite Port Capital Drive, Jessup. Appl: Howard Co. Housing Commission, 6751 Columbia Gateway Drive, Columbia, Md. (410) 313-6320.

SDP-17-024 – Maryland Wholesale Food Center. Zoned M-2. 10.5 acres. Propose 175,200 square foot warehouse. Located on Tar Bay Drive at Oceano Avenue, Jessup. Appl: MRP Industrial, 509 S. Exeter St., #216, Baltimore, Md. 21202. (410) 685-0000.

(Continued on Page 7)

Howard Subdivisions Submitted (from p. 6)**Environmental Concept Plans Submitted**

ECP-18-003 – German Property. Zoned R-20. 2.59 acres. 5 SFD lots. Located on Bethany Lane, off Route 40, Ellicott City. Appl: Bethany Lane LLC, PO Box 482, Lisbon, Md. 21765. (410) 489-7900.

Final Plans Submitted

F-18-027 – Ravenwood at Turf Valley. Zoned PGCC-1. 41.3 acres. 7 TH lots. Located east of Resort Road, off Route 40, Marriottsville. Appl: Mangione Enterprises, 1205 York Road, Lutherville, Md. (410) 825-8400.

Howard Subdivisions Approved**Environmental Concept Plans Approved**

ECP-17-041 – Larrick Subdivision. Zoned R-12. 2.26 acres. 6 SFD lots. Located on Allen Lane, Columbia, Md. Appl: Michael Larrick, 6604 Allen Lane, Columbia, Md. (443) 506-0197.

ECP-17-069 – 7440 Oakland Mills Road. Zoned R-12. 2.74 acres. 6 SFD lots. Located at 7440 Oakland Mills Road, Columbia, Md. Appl: 7440 Oakland Mills Road LLC, 19901 Belle Chase Drive, Laytonsville, Md. (301) 252-2870.

Final Plans Approved

F-16-127 - Kings Arms, Sect. 6. Zoned R-SC. 1.37 acres. 5 SFD lots. Located on Whiskey Bottom Road, opposite Old Lantern Way, Laurel. Appl: Burkard Homes, 5850 Waterloo Road, #140, Columbia, Md. (240) 375-1052.

Preliminary Plans Approved

P-17-001 – Elkridge Woods. (Redd & Sipes properties). Zoned R-12. 15.4 acres. 42 SFD lots. Located at the end of Florey Road, Hanover. Appl: Elm Street Development, 5074 Dorsey Hall Drive, #205, Ellicott City, Md. (410) 720-3021.

Sketch Plans Approved

S-17-007 – Towns at Court Hill. Zoned R-A-15. 3.4 acres. 7 TH lots. Located west of Court House Drive, east of Fells Lane, Ellicott City. Appl: Court Hill LLC, 5881 Stearman Court, Elkridge, Md. (443) 255-1976.

Site Development Plans Approved

SDP-17-042 – Downtown Columbia Crescent. Zoned NT. 1.99 acres. Propose parking lot. Located on Broken Land Parkway, south of Divided Sky Lane, Columbia. Appl: Howard Research and Development, 10480 Little Patuxent Parkway, Columbia, Md. (410) 964-5443.

Final Plans Recorded

F-10-084 – Fairways at Turf Valley. Zoned PGCC-1. 10.9 acres. 33 TH lots. Located at the end of Resort Road, Marriottsville. Appl: Mangione Enterprises, 1205 York Road, Penthouse, Lutherville, Md. (410) 825-8400.

F-16-092 – Piney Run Overlook. Zoned RC-DEO. 10.02 acres. 3 SFD lots. Located on Driver Road, Marriottsville, Md. Appl: Regina and Joseph Smutz, 799 Driver Road, Marriottsville, Md. (443) 668-5053.

F-17-040 – Norris Property. Zoned R-20. 1.03 acres. 2 SFD lots. Located on Montgomery Road, east of Brandon's Way, Elkridge. Appl: Todd Norris, c/o Mildenberg, Boender, (410) 997-0296.

F-17-005 – Oxford Square, River Overlook. Zoned TOD. 21.7 acres. 126 TH lots, incl. MIHUs. Located on Banbury Drive at Crowley Street, Hanover. Appl: Preston Scheffenacker Properties, 100 West Road, Towson, Md. (410) 296-3800.

F-17-042 – Oxford Square. Zoned TOD. 8.95 acres. Propose two Commercial parcels. Located at the end of Banbury Drive, off Coca Cola Drive, Hanover. Appl: Preston Scheffenacker Properties, 100 West Road, Towson, Md. (410) 296-3800.

F-18-012 – High Ridge Meadows. Zoned R-SC. .41 acre. 2 SFD lots. Located on Deer Run at Peace Springs Ridge, Laurel. Appl: Beazer Homes Corp, 8965 Guilford Road, #290, Columbia, Md. (410) 381-3222.

F-18-015 – Sobrina Farms. Zoned RC_DEO. 30.4 acres. 3 SFD lots. Located on West side of Sobrina Farms Court. Appl: Phipps/McAuliffe/Douglass, c/o Fisher, Collins, Carter, (410) 461-2855.

F-16-062 – Fairlane Farm, Phase 2. Zoned RC-DEO. 71.4 acres. 27 SFD lots. Located on the north side of Old Frederick Road, opposite Adgate Court, Woodbine. Appl: Land Design & Development, 8318 Forrest Street, #200, Ellicott City, Md.

F-17-068 – Terrapin Commerce Center. Zoned M-2. 23 acres. 2 industrial parcels for two warehouses. Located on Dorsey Run Road, off Route 1, Elkridge. Appl: DCT Industrial, 12011 Guilford Road, #102, Annapolis Junction, Md. 20701. (410) 645-5020.

F-18-023 – Estates at Patapsco Park. Zoned R-ED. .79 acre. 2 SFD lots. Located on River Ridge Trail, north of Route 99, Ellicott City. Appl: Bohler Engineering, (410) 821-7900.

Howard Real Estate Transactions

MIT-Montevideo LLC, c/o Mark Levy, to **TP Twelve LLC**, c/o 888 Realty Investors LLC, 888 17th Street, #210, Washington, Dc, 20006. Land Unit 1 in 'Montevideo Crossing.' Located on Montevideo Road, Elkridge, Md. 1.75 acres. Improved with 11,890 square foot retail store. Tax ID: 01-599246. Liber 17823, page 285. Deed date: September 22, 2017. **Purchase price: \$5,250,000.**

Howard Md Green – New LLC to **Guilford Office Venture LLC**, c/o Amit Patel, 7871 Belle Point Drive, Greenbelt, Md. 20770. Land Unit 1 in 'Rivers Corporate Park.' Located at 9130 Guilford Road, Columbia, Md. Improved with 13,852 square foot building. Zoned NT. Tax ID: 16-174378. Liber 17786, page 254. Deed date: August 29, 2017. **Purchase price: \$1,850,000.** Deed of Trust: \$1.57 million, Old Line Bank.

Levering GPG, LLC, c/o Goodier Property Group, LLC, 1414 Key Highway, #300-A, Baltimore, Md., to **GIP 2017 LLC**, c/o The Goldstar Group, 4630 Montgomery Avenue, #550, Bethesda, Md. Located at 5495 Levering Avenue, Elkridge, Md. 5.05 acres. Improved with 37,400 square foot transit warehouse. Zoned M-2. Tax ID: 01-174711. Liber 17828, page 1. Deed date: September 21, 2017. **Purchase price: \$2,350,000.**

Harwood GB LLC, c/o Goodier Property Group, 1414 Key Highway, #300-A, Baltimore, Md., to **GIP 2017 LLC**, c/o The Goldstar Group, 4630 Montgomery Avenue, #550, Bethesda, Md. Parcel D-3 in 'A.G. Parrott Industrial Park.' 6.341 acres. Located at 6350 – 6360 South Hanover Road, Elkridge, Md. 6.34 acres. Improved with 48,027 square foot warehouse. Zoned M-1. Tax ID: 01-175866. Liber 17828, page 7. Deed date: September 21, 2017. **Purchase price: \$5,150,000.**

David V. Fontana, Substitute Trustee, to **LATG Owner LLC**, c/o Chetan Mehta, 5192 Talbots Landing, Ellicott City, Md. Unit 1 in 'Parkside Warehouse Condominium.' Located at 7410 Coca Cola Drive, Hanover, Md. 21076. Improved with warehouse condo. Zoned M-2. Tax ID: 01-305816 and 824. Liber 17816, page 325. Deed date: August 30, 2017. **Purchase price: \$972,000.**

Calvary Assembly of God Inc. to **Lai Baptist Church, Inc.** Located at 1134 Long Corner Road, Mt. Airy, Md. 21771. 5 acres. Improved. Zoned RC-DEO. Tax ID: 04-334175. Liber 17816, page 331. Deed date: September 6, 2017. **Purchase price: \$1,000,000.**

SB Realty Holdings LLC to **Corrigan Sports Real Estate LLC**, c/o Richard Lee Corrigan. Unit 4 in '6725 Santa Barbara Court.' Located at 6725 Santa Barbara Court, Elkridge, Md. Improved with warehouse condominium.' Zoned M-2. Tax ID: 01-302469. Liber 17822, page 314. Deed date: September 19, 2017. **Purchase price: \$815,000.** Deed of Trust: \$652,000, The Columbia Bank. **Purchase price: \$5,150,000.** Deed of Trust: \$11.6 million, BSPRT Finance.

RESIDENTIAL

LDG Inc. to **Catonsville Homes**, 11175 Stratfield Court, Marriottsville, Md. Lot 15 in 'Patapsco Overlook.' Located on Woodbine Crossing Road. Lot is 6,366 square feet. Unimproved. Tax ID: 04-374541. Liber 17809, page 400. Deed date: August 25, 2017. **Purchase price: \$265,000.**

Estates at Patapsco Park, LLC, c/o William D. Pleasants Jr., to **NVR Inc.** Lot 337 in 'Estates at Patapsco Park.' Located at 2530 River Ridge Trail, Ellicott City, Md. 21043. Zoned R-ED. Tax ID: 02-598568. Liber 17811, page 427. Deed date: September 7, 2017. **Purchase price: \$337,580.**

Manor Investments LLC, c/o Robert C. Goodier, Jr., to **Beazer Homes, LLC**. 27 single-family lots in 'Westmount.' Located south of Route 144, Ellicott City, Md. Lots avg. 7,000 square feet. Unimproved. Zoned R-ED. Tax ID: 03-599688 et al. Liber 17813, page 65. Deed date: September 14, 2017. **Purchase price: \$10,198,636.**

Tierney Farms Clarksville LP, c/o Steven Porath, to **Beazer Homes LLC**. Lots 49 and 50 in 'Enclave at Tierney Farm.' Located at 12511 and 12515 Vincents Way, Clarksville, Md. Lots avg. 7,000 square feet. Unimproved. Tax ID: 05-599987 and 86. Liber 17813, page 125. Deed date: September, 2017. **Purchase price: \$599,562.**

BV Business Trust, c/o Timothy Feaga, to **NVR Inc** Lot 141 in 'Walnut Creek.' Located at 5027 Crape Myrtle Court, Ellicott City, Md. 21042. Lot is 33,840 square feet. Tax ID: 05-598894. Liber 17823, page 97. Deed date: September 13, 2017. **Purchase price: \$458,533.**

Maple Lawn Farms Inc. c/o Charles E. Iager Jr., to **NVR Inc.** Lot 64 in 'Maple Lawn South.' Located at 8215 Maple Lawn South Boulevard, Fulton, Md. Lot is 7,358 square feet. Unimproved. Zoned RR-MXD-3. Tax ID: 05-599877. Liber 17829, page 402. Deed date: July 24, 2017. **Purchase price: \$400,000.**