

**Table 12. Proposed Land Use Changes**

<b>Reference Number</b>	<b>Location of Area</b>	<b>Tax Map &amp; Parcels</b>	<b>Recommended Land Use Changes</b>	<b>Reason for Change</b>
1	Blob's Park / South of MD 175 between MD 295 and Rockenbach Road	Map 13 - Parcels 70 (Lots 1-10), 59, 96, 101	Low-Medium Residential to Residential Mixed Use	Large area of undeveloped land is zoned almost entirely for low density residential use. A mix of uses would provide greater benefit to the area.
2	Clarks Hundred / South of MD 175 & west of BW Parkway	Map 13 - Parcels 164, 166-169, 100, 133, 132, 69, 71, 175-177, 179, 180 (lots 2, 3), 181 (lot 1R), 205, 44-46, 61, 263, 40	Low-Medium Residential to Residential Mixed Use	Large area of undeveloped land is zoned almost entirely for low density residential use. A mix of uses would provide greater benefit to the area.
3	Properties along north side of MD 175 between Race Road and Jessup Elementary School	Map 13 - Parcel 265 (Lots 6 through 44 and Lots 54A&B through 60A&B), Parcels 198, 207, 185, 255	Low-Medium Residential to Commercial and Residential-Commercial Transition (see detail map 7A)	Permit small-scale businesses to locate in transition areas while maintaining residential compatibility and character; create a Village Center; improve access to properties on MD 175.
4	Parcels south of MD 175 between Sellner Road & BW Parkway	Map 13 - Parcels 12, 20, 26, 28, 29, 171, 173, 182	Low-Medium Residential to Low Residential	Low residential designation recognizes desire to retain low density zoning and character.
5	Greater Jessup area along MD 175 and north up to MD 100	Maps 7 and 13 - numerous parcels between BW Parkway and Howard County	Low-Medium Residential to Low Residential	Low residential designation recognizes desire to retain low density zoning and character.
6	County-owned parcels adjacent to	Map 19 - Parcels 15, 16, 205	Medium Residential to Natural Features	Environmentally sensitive area; County has no plans to develop

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	Oxbow Natural Area			property.
7	Parcels adjacent to Oxbow Natural Area on east side of Brock Bridge Road	Map 19 - Parcels 1 and 2	Medium Residential to Low Residential	Adjacent to environmentally sensitive areas; suited for low density development.
8	Parcels between Brock Bridge Road & County Line	Map 19 - Parcels 7, 169, 168 (lots 1-4), 161, 3-6, 63; Map 13A - Parcels 2, 3, 5, 8	Low-Medium Residential to Low Residential	Adjacent to environmentally sensitive areas; Low Residential designation is consistent with zoning and character.
9	Parcels across from Laurel Race Track / east of Brock Bridge Road	Map 19 - Parcels 112, 191, 17, p/o Parcel 28	Medium Residential to Industrial	Industrial land use designation is consistent with current zoning.
10	Parcels along Dorsey Road	Maps 7 and 8 - numerous industrial and commercial-zoned parcels along Dorsey Road between BW Parkway and Howard County	Low-Medium Residential to Industrial and Commercial	Area is not planned for residential use due to Airport Noise Zone; Industrial/commercial designation is consistent with current zoning.
11	Properties along south side of MD 175 west of Brock Bridge Road	Map 13 - Part of Parcels 153, 154, 156, 157, 158, & 206 (to a depth of 200 feet from the road frontage)	Low Residential to Residential-Commercial Transition (see detail map 7A)	Permit small-scale businesses to locate in transition areas while maintaining residential compatibility and character.
12	Parcel on MD 198	Map 20 - part of Parcel	Industrial to Commercial	Commercial designation conforms lot

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	east of BW Parkway	18		with adjoining parcels.
13	Parcels on MD 198 east of BW Parkway	Map 20 - Parcels 83, 87, 14, 62, 21, 22, 36, 67, 76, part of Parcels 19, 89, 96	Industrial to Commercial	Commercial designation is consistent with current uses in this area and with uses on MD 198 to the south.
14	Parcel fronting MD 198 east of Brock Bridge Road	Map 19 - part of Parcel 28	Medium Residential to Commercial	Commercial designation conforms the front and back parts of the parcel.