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TECHNICAL STAFF REPORT
Planning Board Meeting of September 12, 2013

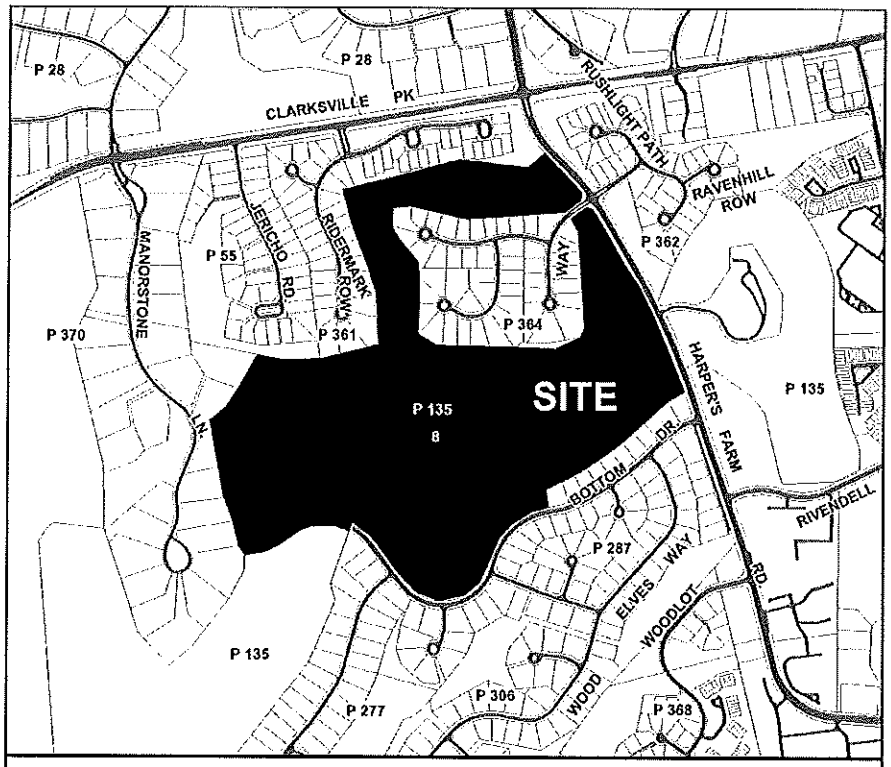
Plan: SDP-13-027, Hobbit's Glen Golf Clubhouse

Petitioner: Columbia Association, Inc.

Request: The request is for Planning Board approval of Site Development Plan SDP-13-027, consisting of construction of a new clubhouse at Hobbit's Glen Golf Course. The plan includes demolition of the existing clubhouse and construction of a turnhouse and infrastructure associated with the new facilities.

DPZ Recommendation: *Approval.*

Site Location: The proposed development is located at the Hobbit's Glen Golf Course, 11130 Willow Bottom Drive, Columbia, Maryland 21044, approximately ½-mile south of the intersection of Harpers Farm Road and Clarksville Pike (MD108).



Vicinity Map: SDP-13-027 NOT TO SCALE

Site Description: The site consists of a fully developed 18-hole golf course with related amenities such as a clubhouse, pool and tennis courts. The site is partially wooded and contains streams, some of which are captured by ponds (golf course water hazards and irrigation ponds) before flowing to the nearby Middle Patuxent River to the west. The property is zoned NT – OS (New Town - Open Space), is identified on Tax Map 29 as Parcel 135, Lot 8 and is 107.25 acres in area. Vicinal properties are occupied by low-density residential and open space uses.

Site History:

- 06/04/1991: Final Development Plan FDP-5-A-II recorded, establishing map and criteria governing subject property.
- 05/05/2013: Site Development Plan SDP-13-027 submitted to DPZ by Petitioner.
- 06/18/2013: Waiver Petition WP-13-153 approved by DPZ, authorizing activities in the stream buffer necessary for installation of a sanitary sewer.
- 08/15/2013: Petitioner notified by DPZ that the plan may be approved subject to Planning Board approval.

Site Improvements – Proposed improvements consist of construction of a new clubhouse, a turnhouse, attendant features and necessary infrastructure such as stormwater management facilities and water and sewer. Construction of the proposed improvements will follow demolition of the existing clubhouse and cart barn; golf carts will be housed at the nearby golf course maintenance facility.

Environmental Considerations – A portion of the project, installation of sanitary sewer to provide service to the new turnhouse, is proposed in a stream buffer associated with a tributary of the Middle Patuxent River. The impact is minor, and after an exhaustive investigation of design alternatives by the petitioner a waiver (WP-13-153) was approved, authorizing the proposed activity in the stream buffer to take place.

Landscaping - The plan complies with the Howard County New Town Alternative Compliance provision of the Howard County Landscape Manual by meeting or exceeding the requirements of Section 16.124 of the Howard County Code and the Landscape Manual.

Forest Conservation – The plan is exempt from forest conservation requirements since it is part of a planned unit development which had preliminary plan approval and 50% or more of the land was substantially developed before December 31, 1992.

Stormwater Management – The plan provides stormwater management by environmental site design (ESD) practices, including micro-bioretention, rain gardens and disconnection of rooftop and non-rooftop runoff.

Traffic – Although the clubhouse will increase in area by 144 square feet, the number of seats in the restaurant ("Coho Grill") will decrease, as will the amount of outdoor seating. The new clubhouse is therefore not expected to generate more traffic than the existing clubhouse.

Erosion and Sediment Control – The plan includes an erosion and sediment control plan which will be approved by the Howard Soil Conservation District.

Evaluation and Conclusions – The site development plan complies with the use, setback, height and parking requirements as set forth by Final Development Plan FDP-5-A-II and with applicable Zoning Regulations. The plan complies with the requirements of the Subdivision and Land Development Regulations and Design Manual and received approval of Waiver Petition WP-13-153 to conduct

activities within a stream buffer. We therefore determined in accordance with Subsection 16.156(i)(1) that the plan may be approved, subject to Planning Board approval.

SRC Action: The DPZ, Division of Land Development, by letter dated August 15, 2013, notified the petitioner that Site Development Plan SDP-13-027 may be approved, subject to Planning Board approval.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The DPZ recommends Planning Board approval of Site Development Plan SDP-13-027.

Marsha S. McLaughlin, Director
Department of Planning and Zoning

Date 8/20/13

MSM:DBB:dbb