



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of August 20, 2026

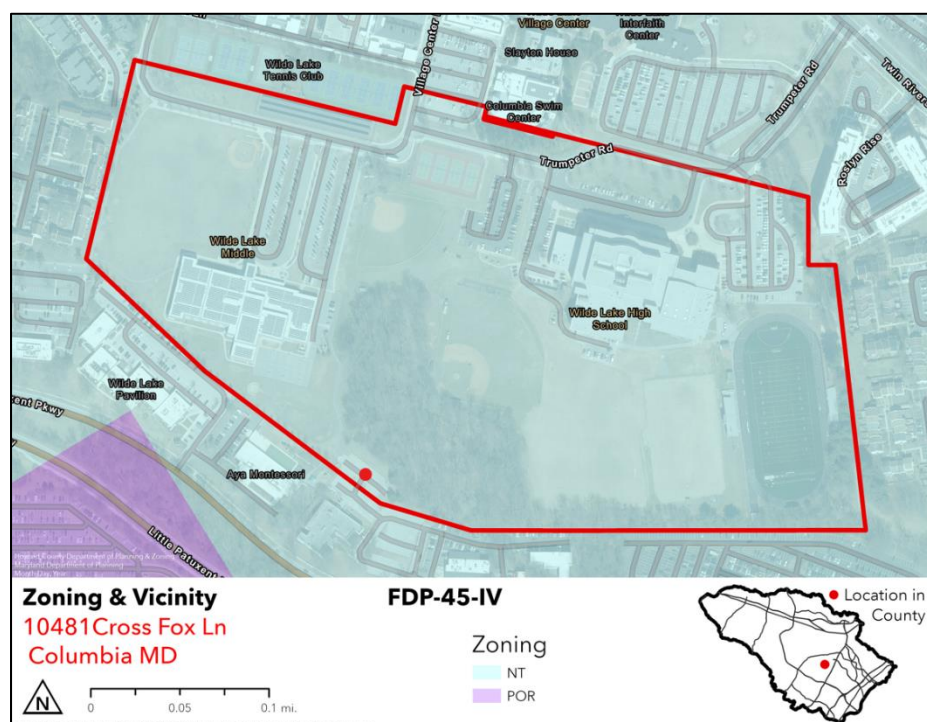
Case No./Petitioner: FDP-45-A-IV, Board of Education for Howard County

Project Name: Village of Wilde Lake Middle – SR High School Site, Section 11, Area 1, Open Space Lots 1 & 2

DPZ Planner: Kathryn Bolton
kbolton@howardcountymd.gov

Request: A final development plan amendment to FDP-45-A-IV. Request to amend the FDP to revise the area of non-credited open space calculation for the expansion of a parking lot on the Village of Wilde Lake Middle – SR High School Site serving the adjacent property developed under SDP-26-001, The Source.

Location: The subject area is located within the campus of Wilde Lake Middle School and Wilde Lake High School at 10481 Cross Fox Lane in Columbia, Maryland. The property is identified on Tax Map 29, Parcel 280, Lot 1. It is zoned New Town (NT) and encompasses 52.3 acres. The site is developed with two public school buildings and their associated accessory outdoor uses. The proposed work is located within the existing parking lot in the southern portion of the property, adjacent to The Source project.



FDP-45-A-IV, Open Space Lots 1 & 2

Vicinal Properties for Parking Lot:**North:** Wilde Lake Middle and High School Campus**South:** The Source community center**East:** Wilde Lake Middle and High School Campus**West:** Wilde Lake Middle and High School Campus**Site History:**

- **FDP-45** was originally approved on August 10, 1965, for School Sites Open Space Land Use Area and Greenbelt Open Space Land Use Areas. The FDP was amended four times between 1965 and 2014. The 2nd amendment, FDP-45-A-II was to amend Criteria 7 to include parking to support an adjacent NT Employment Center – New Town Commercial site as a permitted land use and to revise the percentage of Credited Open Space to 87.5% and subtract 0.484 acres from Credited Open Space (COS) to Non-Credited Open Space (NCOS) Tabulations. The adjacent property was the Columbia Flier building site, which is now being redeveloped as The Source community center.
- **F-68-055** was recorded in Plat Book 15, Folio 90 on January 23, 1969, for the Village of Wilde Lake Middle – SR High School Site and created Lot 1.
- **SDP-15-019** was approved for the development of Wilde Lake Middle School and associated uses and structures, including the parking lot adjoining The Source site on February 11, 2015. The site development plan has been redlined two times, both to revise onsite retaining walls and to add a pathway.

Description and Purpose of the Proposed Final Development Plan Amendments:

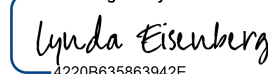
The purpose of this Final Development Plan is to amend 7.529 acres of Non-Credited Open Space (NCOS) to 7.628 acres of NCOS and 44.771 acres of Credited Open Space (COS) to 44.672 acres of COS on Lot 1, and to revise the Tabulation Chart on Sheet 2 of the FDP. The 0.099-acre conversion from COS to NCOS is necessary to accommodate the expansion of the southern parking lot, providing additional parking to support the adjoining redevelopment of SDP-26-001, The Source.

Although this amendment reallocates a small area of open space from COS to NCOS, it does not change the percentage of COS within either the total Preliminary Development Plan (PDP) area. As summarized in the table below, the PDP continues to provide 5,127.09 acres of COS, representing 36 percent of the total PDP area and satisfying the minimum COS requirement established per Section 125.0.A.8.a of the Howard County Zoning Regulations.

Land Use Category	Current	FDP-45-A-IV Change	Proposed
Credited Open Space	5,127.19 ac (36.00%)	- 0.099 acres	5,127.09 ac (36.00%)
Non-Credited Open Space	296.45 ac (2.08%)	+ 0.099 acres	296.55 ac (2.08%)
Total PDP Area	14,242.97 ac (100%)	—	14,242.97 (100%)

Section 125.0.F.1 states that amendments to a Final Development Plan shall be reviewed in accordance with Section 125.0.D of the Zoning Regulations, which governs procedures for the approval of Final Development Plans in the New Town Zoning District. Section 125.0.D.2 requires a Final Development Plan to be considered at a public meeting.

DocuSigned by:



4220B635863942E...

Lynda Eisenberg, AICP, Director

8/4/2026

Date

FDP-45-A-IV, Open Space Lots 1 & 2

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.