



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of March 5, 2026

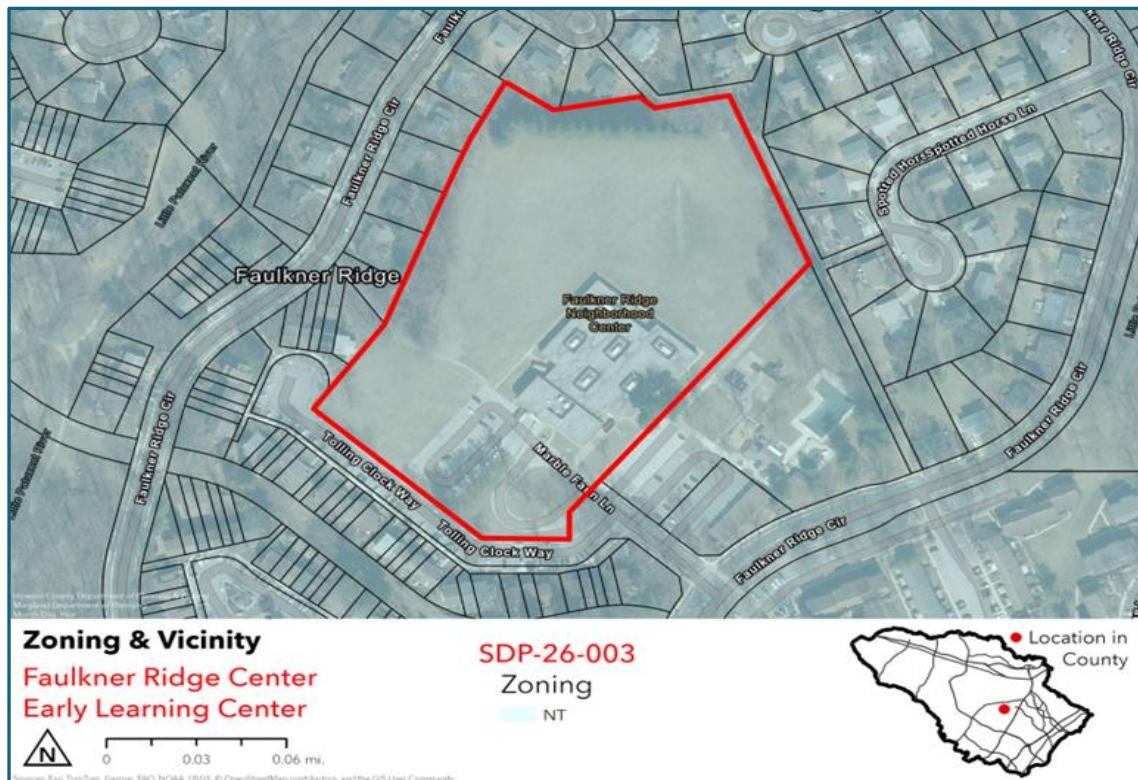
Case No./Petitioner: SDP-26-003, Board of Education (Howard County)

Project Name: Faulkner Ridge Center Early Learning Center

DPZ Planner: Derrick Jones
djones@howardcountymd.gov

Request: A Site Development Plan (SDP-26-003) to construct a 6,146 SF one-story building addition, including additional building space for a foyer, utilities and mechanical equipment, an outdoor learning space and play areas, a paved-surface parking lot addition, including drive aisles, and an asphalt bicycle path.

Location: The property is located at 10598 Marble Faun Lane (which is the location of the Faulkner Ridge Center that is currently closed to the public) in the Wilde Lake community of Columbia MD. The property, also known as Tax Map 29, Parcel 136, Lot 92 in the 5th Election District of Howard County, MD. The property is zoned NT within the Village of Wilde Lake, Section 5, as shown on FDP-11-A-I. The parcel consists of an open space land use area which permits public schools use.



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Vicinal Properties:

- To the North:** A single family detached residential development zoned NT is located directly north of the site.
- To the East:** A single family detached residential development zoned NT is located directly east of the site.
- To the South:** Marble Faun Way (a public road) abuts the property to the south and a private pool and a clubhouse property abuts the subject site to the south.
- To the West:** Tolling Clock Way (a public road) abuts the property to the west.

General Comments:

A. Regulatory Compliance: This project is subject to compliance with Section 125.0.G.1. of the Zoning Regulations (effective October 6, 2013), *"If the Planning Board reserved for itself the authority to approve a Site Development Plan and for all Downtown Revitalization, except as provided in "2" and "3" below, no permit shall be issued for any use until the Site Development Plan is approved by the Planning Board. The Site Development Plan shall be considered at a public meeting. The Petitioner, two weeks prior to the meeting, shall post the property in a prominent location and provide electronic notification to all Columbia Village Boards, the Columbia Association, Howard County Council members and pre-submission meeting attendees who provided email addresses."*

This project is also subject to the development criteria listed in the Final Development Plan Phase 11-A-I, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, and the Howard County Design Manual.

B. Relevant DPZ Plan History:

- FDP-11: Final Development Plan and Criteria for the subject property was recorded in the Howard County Land Records on May 24, 1967 as Plat Book 11, Folio 48
- F-66-053: "Columbia, Village of Wilde Lake, Section 5, Faulkner Ridge", was recorded in the Howard County Land Records on May 24, 1967 as Plat Book 12, Folio 54.
- Site Grading Plan for the Faulkner Ridge School building was approved by County officials in 1967. There is no record of a previous site development plan for this school
- FDP-11-A-I: An amended Final Development Plan and Criteria for the subject property was recorded in the Howard County Land Records on July 8, 1994 as Plat #3054-A-1374.
- ECP-25-040: Environmental Concept Plan for the Faulkner Ridge Center Early Learning Center. The ECP received signature approval on July 14, 2025.

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C. Existing Site Conditions:

- Access, Structures, and Parking Area: The property contains an existing one-story 41,130 SF public education (school) building that is currently closed, a paved-surface parking lot, and open fields. Access to and from the property is at Marble Faun Lane, which is located directly off Faulkner Ridge Circle.
- Forest Cover: The Forest Stand Delineation report indicates that there is no forest cover (0.0 acres) on the property, however, there are some individual trees that surround the parking lot and along portions of the property's perimeter.
- Environmental Features: There are no wetlands, wetland buffers, streams, stream buffer or a floodplain located on the subject property.

D. Proposed Development Plan/ Site Improvements: SDP-26-003 proposes a one-story, 6,146 SF building addition; two 4,900 SF soft-surface outdoor play areas and one 2,400 SF soft-surface outdoor play area; a 1,036 SF utility space addition; a 1,063 SF mechanical space addition; a 328 S.F. vestibule space addition; a proposed grass outdoor learning area, a paved-surface parking lot addition, a carpool drive aisle loop and a school bus drive aisle loop and an 8' wide asphalt bike path.

E. Final Development Plan Analysis: The Site Development plan has been evaluated for compliance with FDP-11-A-I. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required.

Below is a summary of the major FDP criteria used in this evaluation:

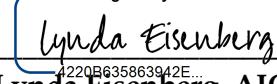
1. **Permitted Land Uses:** In accordance with FDP-11-A-I, school facilities, which include parking areas and playground space that complement the school property are permitted on site.
2. **Setback Requirements:** This project complies with applicable setbacks as required by the Site Development Plan and FDP-11-A-I. The building additions comply with the 30-foot setback from the right-of-way and the 25-foot setback from any property line.
3. **Height Requirement:** In accordance with FDP-11-A-I, no height limitation is imposed upon structures constructed within this Final Development Plan provided improvements thereon are constructed in accordance with a SDP approved by the Howard County Planning Board. The proposed improvements shall be at a maximum building height of 22'6", which includes a proposed parapet.
4. **Coverage Requirements:** The FDP states that buildings may not cover more than 10% of the land devoted to open space uses within the FDP phase except as approved by Planning Board. The existing and proposed major structures on Lot 92 account for 1.08 acres of the 13.492 acres of all open space land under FDP-11-A, which equates to a coverage of 8%.
5. **Parking Requirements:** The FDP states that "No parking requirements are imposed upon any of the land within this final development plan phase devoted to open space uses. If structures are proposed for construction on any portion of such land, parking requirements may be imposed by the Howard County Planning Board at times a site development plan is submitted for approval." The Zoning Code also does not provide parking requirements for any of the proposed uses on the site.

The Howard County School System has determined that for this proposed early learning school use, a total of 80 parking spaces is required. The School System based this number on the data that were evaluated for educational specification. The site development plan indicates that a total of 86 parking spaces shall be provided.

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Other Considerations:

1. Forest Conservation: In accordance with Section 16.1202(b)(1)(iii) of the County Code, this project is exempt from the Forest Conservation program being that the subject property is owned by the Howard County Public School System.
2. Landscaping: In accordance with Section 16.124 of the Land Development Regulations, this project shall provide an assortment of landscaped trees and ground cover plantings in those areas where the proposed site improvements are planned, including within the parking area.
3. Stormwater Management: Stormwater Management for this site will be met with micro-bioretention facilities in accordance with the 2010 Stormwater Management Act. All stormwater management facilities will be privately owned and maintained.

DocuSigned by:

Lynda Eisenberg
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Lynda Eisenberg, AICP, Director

2/18/2026

Date

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.