



TECHNICAL STAFF REPORT

Planning Board Meeting of December 7, 2017

Case No./Petitioner: FDP-77-A-IV, The Howard Research & Development Company and Lang Miller & Associates, Petitioners

Project: Village of Long Reach, Section 1, Area 1 – Grandfather’s Nursery

Planner: Jill Manion-Farrar, Planning Supervisor, Division of Land Development
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Request: For the Planning Board to approve FDP-77-A-IV, which is an amendment to the previously approved and recorded Final Development Plan (FDP) for the Village of Long Reach, Section 1, Area 1. The purpose of the amendment is to change the permitted land use of Parcel ‘O’ from commercial to single-family medium density (SFMD); provide that ZB1112m, approved by the Zoning Board in its Decision and Order dated November 6, 2017, increased the density of the NT District from 2.3800 units per gross acre to 2.3809 units per gross acres to permit 20 additional dwelling units to be assigned to two specific property, with 19 of those units assigned to 5320 Phelps Luck Drive, Grandfather’s Garden Center; provide that no improvements to Parcels ‘N’ and ‘O’ may be made except in accordance with a site development plan approved by the Howard County Planning Board; and correct the tabulated area of credited and non-credited open space areas.

Location: The parcels subject to this amendment are identified as a portion of Tax Map 30, Parcel 289, Parcels ‘N’ and ‘O’, as identified on FDP-77-A-III; located at the southwest corner of the Route 108 and Phelps Luck Drive intersection. The site is zoned New Town (NT) and Parcel N is designated as Single-Family Medium Density Land Use and Parcel ‘O’ is designated for commercial use.

Recommendation: Approval, subject to any conditions by the Planning Board.

Vicinal

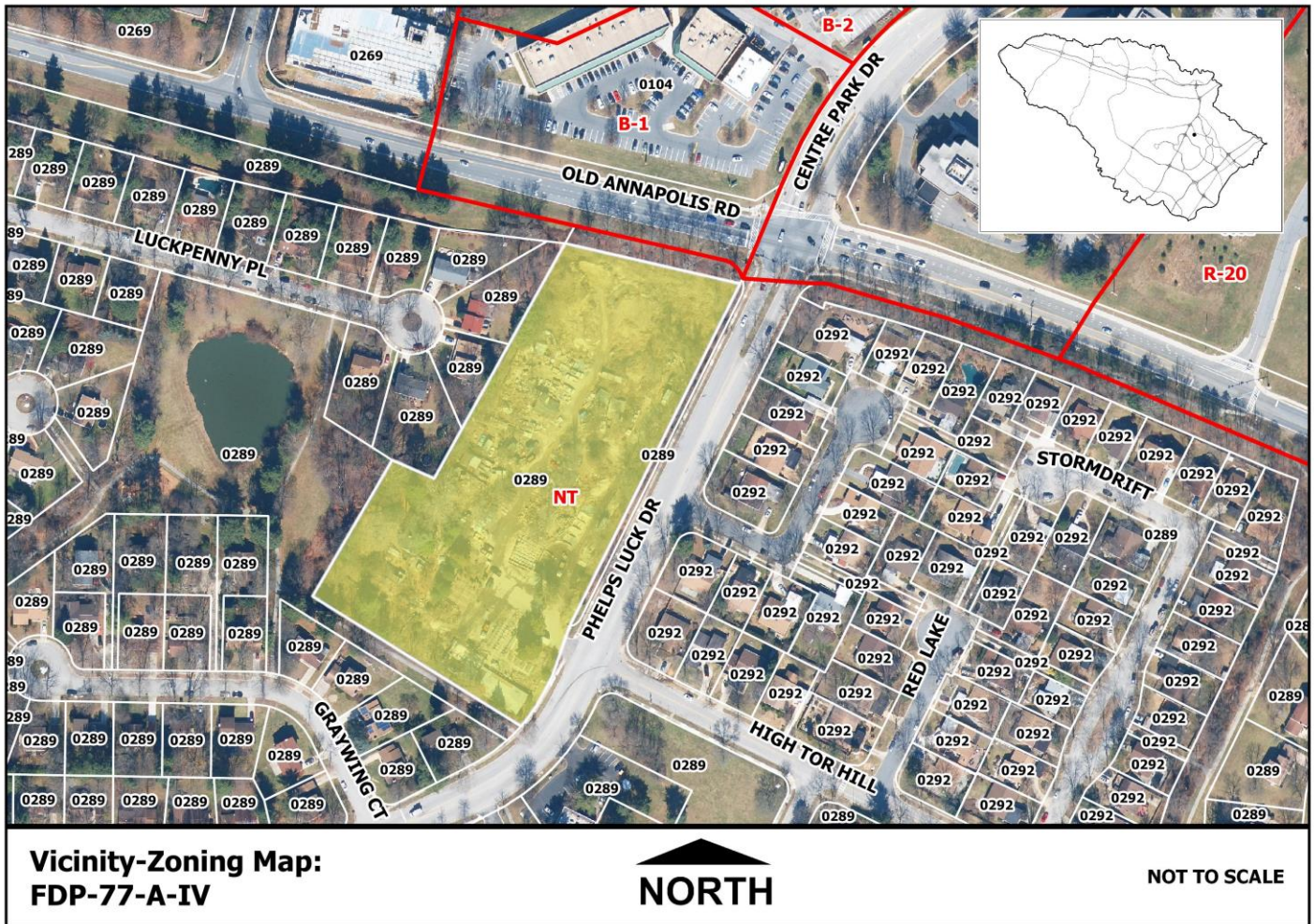
Properties: Surrounding properties are zoned NT. They include:

North: Route 108, and to the north of the right-of-way is the Columbia Palace Shopping Center.

South: Village of Long Reach, Section 1, Area 1, NT-zoned single-family medium density (detached) subdivision.

East: Phelps Luck Drive, and to the east is a Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.

West: Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.



Site History:

- **FDP-77:** The Final Development Plan and Criteria for the Village of Long Reach, Section 1, Area 1, including the subject property, was recorded April 23, 1970, in Plat Book 19, Folio 50-72. The subject property was identified for SFMD land use and commercial land use on the FDP.
- **FDP-77-A** was recorded July 7, 1970, in Plat Book 19, Folios 108-130, to change the number of units allowed on Parcel B, to amend apartment parking and coverage requirements, and to revise the table to allow more apartment uses and reduce the attached land use.
- **FDP-77-A-2** was recorded March 23, 1972, in Plat Book 20, Folio 96 & 97, to add criteria for single family low density and single family medium density and restore coverage requirements, as shown on the original FDP 77.
- **FDP-77-A-I** was recorded May 13, 1976, as Plat 3054-V, W, to reflect changes for Parcel Q and Lot 571.
- **FDP-77-A- II** was recorded April 25, 2007, as Plat 19025-19047, to add religious activities

criteria under permitted school sites and parking criteria, to amend the credited and non-credited open space calculations, and to amend coverage requirements for open space land use to 15%, for Lot 581 only.

- **FDP-77-A-III** was recorded January 7, 2008, as Plat 19616-19638, to revise a typographical error on Sheet 3 in the table of land use.
- **F-70-068** is the original Plat of Village of Long Reach, Section 1, Area 1, recorded May 1, 1970, as **Plat Book 18, Folio 41-63**.
- **ZB 1112M** was heard by the Zoning Board July 19, 2017, to amend the New Town Preliminary Development Plan, which would increase the NT District density from its current limit to permit 20 additional dwelling units and assign them to two properties. This includes 19 units to Tax Map 30, Parcel 289, Parcels O and N (5320 Phelps Luck Drive, Grandfather's Garden Center). The Decision and Order approving the density change was signed November 6, 2017.

Purpose:

The amendment would change the Parcel 'O' permitted land use from commercial to single-family medium density (SFMD) so the entire property at 5320 Phelps Luck Drive could be redeveloped with SFD homes. The FDP will now also stipulate that the 19 SFD dwelling units to be developed on this property are derived from ZB1112m, approved by the Zoning Board in its Decision and Order dated November 6, 2017, which increased the density of the NT District from 2.3800 units per gross acre to 2.3809 units per gross acres to permit 20 additional dwelling units to be assigned to two specific properties, with 19 of those units assigned to 5320 Phelps Luck Drive, Grandfather's Garden Center. Further, this FDP would require that any improvements to Parcels 'N' and 'O' be specified on a site development plan, approved by the Howard County Planning Board. Finally, in reviewing the land use table, a minor error was identified for credited and non-credited open space areas, which would be corrected with this amendment.

Analysis:

The subject property is currently utilized for Grandfather's Garden Center (Grandfather's Nursery), which has numerous ongoing zoning violations. The petitioner proposes Parcel O be converted from a commercial land use to single-family medium density. Per the Decision and Order for the amendment to the Preliminary Development Plan (ZB 1112M), signed November 6, 2017, the property can be redeveloped with a maximum 19 single-family detached homes on at least 9,000 square foot lots, which is compatible with the surrounding neighborhood. The allowed density was increased by the amended PDP and this FDP amendment is in conformance with that increase. The Department of Planning and Zoning has also verified that an adequate number of allocations are available to allow 19 new homes. Please see the attached density analysis - Attachment A. The Planning Board will also have to approve a later site development plan for future subdivision.

When the amended plans were prepared a typographical error was identified in the land use table for credited and non-credited open space. The chart adds 0.043 acres to credited open space and removes 0.043 acres from non-credited space, which matches how the open space is identified on the FDP plan sheets. There is no substantive change to the open space with this FDP amendment.

SRC Action:

In a November 13, 2017, letter, the Department of Planning and Zoning determined that this Final Development Plan is approvable. The Division of Land Development was the only agency with comments on the amendment, but they were addressed, as shown on the plans provided with this Technical Staff Report.

Recommendation: The Department of Planning and Zoning recommends approval of amended FDP-77-A-IV, subject to any conditions by Planning Board.

 11/21/17
Valdis Lazdins, Director Date
Department of Planning & Zoning

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.

VL/KS: jmf

T:\DLD- Division of Land Development\Subdivision and Development Plan Review Records\Final Development Plans (NT non-Downtown; existing and amended FDPs, MXD and other districts)\FDP-77-A-IV\FDP-77-A-IV TSR.doc

ATTACHMENT A