Case No./Petitioner: SDP-16-053 – Long Reach Tennis Center
The Columbia Association, Petitioner

Request: For the Planning Board to approve SDP-16-053, a site development plan for Long Reach Tennis Center, an indoor tennis facility consisting of 6 tennis courts and a 4,905 SF lounge area, and associated site improvements.

Location: The property (Tax Map 37, Parcel 657, Lot 96, Sixth Election District of Howard County, Maryland) is located on the west side of Old Dobbin Road, just east of the BGE Transmission Line between Dobbin Road and Tamar Drive.

Recommendation: Approval subject to complying with Planning Board and SDP review comments, dated October 11, 2016.
Vicinal Properties: The property is surrounded by the following:

North – A private drive, community garden plots, and forested land.

East – Old Dobbin Lane (Long Reach High School and Bristol Green condominium community are located across Old Dobbin Lane).

South – Route 175 commercial office complex (Old Dobbin Lane at Columbia Crossing). A private road (formally Montgomery Road) bisects this property from the subject property.

West – Additional forested lane and BGE transmission lines.

Site History:

- **FDP-197 Part II**: The Final Development Plan and Criteria for the property was recorded on July 8, 1988, as Plat 3054-A, pages 988-997. It established the Village of Long Reach, Section 3, Part II, with single family medium density, apartment, attached (dwelling), employment center, and open space land uses on 229.55 acres.

- **FDP-197-A-II Part II** was recorded on June 3, 1994, as Plat 3054-A, pages 1351-1360. It updated and revised criteria and charts because various changes were made to lots and public roads; including creating Open Space Lot 91 (which includes the area now known as Lot 96) – this is the parent parcel of the subject property.

- **FDP-197-A-IV Part II** was recorded on December 3, 1999, as Plat 14038-14047. It revised the boundary of Lot 91 (which includes the area now known as Lot 96) and chart accordingly to decrease 0.104 acres of credited open space, which is to be included within the Route 175 Commercial property, Section 1, Area 2 (FDP 235).

- **FDP-197-A-VII Part II**, was recorded on September 13, 2016, as Plat 23916-23925. It changed 0.382 acres of Open Space Lot 91 (now Lot 96) from credited to non-credited open space to allow a parking lot for the future tennis facility.

- **P-87-083**: A Preliminary Plan for the lot and road layout for Village of Long Reach Section 3, including 15 open space lots totaling 134.9 acres.

- **F-88-171**: Village of Long Reach, Section 3, Area 2, a subdivision which created the parent open space parcel, Open Space Lot 1 (to be later resubdivided).

- **F-93-114**: Village of Long Reach, Section 3, Area 2, a subdivision plat which included the resubdivision of Open Space Lot 1 into multiple lots, including Open Space Lot 89.

- **F-94-074**: Village of Long Reach, Section 3, Area 2, a subdivision plat that resubdivided Open Space 89 into several new open space lots, including Open Space Lot 94, which encompassed the 21.7 acres identified as Lot 91 on FDP-197, Part II.

- **F-00-021**: Village of Long Reach, Section 3 Area 2, a resubdivision of Open Space Lot 94 into Open Space Lots 95-98. Lot 96, encompassing 8.848 acres, is the subject property that is proposed reduction in credited open space is occurring.

- **ECP-16-035, Long Reach Tennis Club**: An environmental concept plan for an indoor tennis center and associated improvements, received final signature approval by the Department of Planning and Zoning on April 15, 2016.
**Site Analysis:**

**Site Description:** The site is 11.42 acres and is currently forested and unimproved. 5.35 acres will be disturbed with this development. Site improvements are governed by FDP-197-A-VII.

**Proposed Site Improvements:** The tennis facility will be 49,894 SF and accessed from a private road formally known as Montgomery Road. 42 parking spaces and a vehicle turnaround are included, with reinforced turf along the rear of the building to support emergency access. New water and sewer lines will be in public easements and recorded in a revision plat currently in process with the County. Sidewalks are proposed along Old Dobbin Road and the private road, with internal sidewalks to complete pedestrian connections to the tennis facility.

**Environmental Considerations:** The forested site contains an intermittent stream and Class IV Use perennial stream, which are both surrounded by non-tidal wetlands. The proposed improvements do not disturb the streams, wetlands or their buffers. There is an unregulated ephemeral channel, which only carries flow when it rains and it drains into the wetland area, within the limit of disturbance.

**Landscaping:** Landscaping complies with Section 16.124 of the Howard County Code and the Landscape Manual. The applicant also submitted documentation from the Long Reach Community Association that the Residential Architectural Committee approved the landscape plan on September 1, 2016.

**Stormwater Management:** This project utilizes environmental site design (bioretention and micro-bioretention facilities) for all stormwater management practices. Stormwater management complies with the 2010 Stormwater Management Act.

**Forest Conservation:** The project is exempt from forest conservation requirements in accordance with Subsection 16.1202(b)(1)(iv) of the Howard County Code, since it is part of a planned unit development (New Town) that had preliminary plan approval prior to December 31, 1992.

**Adequate Public Facilities Act – Traffic:** All intersections that were studied are expected to maintain acceptable levels of service during peak and non-peak hours.

**Planning Board Criteria:**

**Permitted Land Uses (FDP Criteria 7E):** All “open space uses” are permitted on Lot 96, which are defined in Section 125.0.A.8.e of the Zoning Regulations as:

> "Those uses which do not involve any extensive coverage of land with structures, as, for example, all lands devoted to raising of crops, agricultural uses, parks, playing fields, golf courses and any other outdoor recreational uses (whether any such uses be publicly owned or privately owned or operated for profit), as well as all lands covered by lakes, rivers or streams, and all lands devoted to public or community uses."

The tennis center complies with this requirement, since the property is devoted to a public and community use - a tennis center that will be operated by the Columbia Association.
Permitted Location of Structures/Setbacks (FDP Criteria 6D): No structures within Open Space Land Use Areas shall be located within 30 feet of the right-of-way of any public road, or within 25 feet of any property line except as approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Planning Board. The proposed facility complies with these setback and location requirements.

Height Limitation (FDP Criteria 8E): No height limitations are imposed upon structures constructed within open space lands provided improvements are constructed in accordance with a site development plan approved by the Howard County Planning Board. The proposed tennis facility will be 35 feet in height. The building was reviewed and approved by the Architecture Review Committee of the Long Reach Community Association.

Parking Requirements (FDP Criteria 9E): No minimum parking requirements are imposed on open space land uses per the FDP criteria. However, a parking requirement may be imposed by the Planning Board if a structure is proposed. The applicant submitted a parking analysis which analyzed parking provided at other tennis facilities in the County, including the adequacy of the parking at the facilities. Based on that analysis, 6 parking spaces are proposed per court, plus 2 spaces per 1000 SF of lounge space. The Department of Planning and Zoning concurs that these ratios will provide adequate parking for the site. With these ratios, 41 parking spaces are required. 42 parking spaces are provided.

Please note that parking must be provided on non-credited open space per FDP Criteria 9E and Section 125.0.A.9.e(1) of the Zoning Regulations. FDP-197, Part II was amended to identify 0.382 acres of the subject property as non-credited open space, which was recorded in the Land Records of Howard County on September 13, 2016. The proposed parking for the facility is wholly contained within the non-credited open space.

Coverage Requirements (FDP Criteria 12E): No more than 10% of the land devoted to Open Space Uses shall be covered by buildings or major structures, except as approved by the Howard County Planning Board. The proposed building lot coverage on this site is 9.5%.

SRC Action: The Subdivision Review Committee determined the site development plan can be approved, subject to addressing remaining comments provided on October 11, 2016.

This file is available for public review by appointment 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 Department of Planning and Zoning recommends approval subject to complying with Planning Board comments and SDP comments, dated October 11, 2016.

11/3/16
Date

Valdis Lazdins, Director
Department of Planning and Zoning

Staff Report Prepared by: Jill Manion-Farrar
VL/KS/JMF
SOUTH ELEVATION