Case No./Petitioner: SDP-75-021C, Treover Condominiums, Village of Long Reach

Project Name: Village of Long Reach 1/2 – Treover Condominiums

DPZ Planner: Jennifer Wellen, (410) 313-4394, jwellen@howardcountymd.gov

Request: A Site Development Plan (SDP-75-021C). Request for approval of SDP-75-021C with modification for a 2131 square foot building addition and a 453 square foot deck for the existing community clubhouse. The Property is Zoned “NT” (New Town). Planning Board approval is required for any construction of structures with the Apartment Land Use area as reserved on the approved Final Development Plan (FDP 89 & A-1).

Location: The New Town (NT) zoned site is located at 5913 Tamar Drive; identified as Tax Map 36, Parcel 337. The property is located on the East side of Tamar Drive, South of Route 175, North of Majors Lane in the Sixth Election District.
Vicinal Properties:

North: North of the project site is Route 175.

South: South of the property are more Treover Condominium units that are part of the Village of Long Reach, Section 1, Area 2.

East: To the East is existing forested open space. Open Space Lot 7, recorded on Plat Book 21, Folio 21, is 9.568 acres, zoned New Town (NT) and is owned by the Columbia Association.

West: West of the property is Tamar Drive. Opposite Tamar Drive is Station 9 of the Howard County Fire and Rescue Service.

Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

Regulatory Compliance:
This property must comply with Section 125.0.G. of the Zoning Regulations, the criteria listed in FDP-89-A-1, the amended Fifth Edition of the Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Howard County Landscape Manual.

History:

- PB-21-020, Village of Long Reach—To consider the petition for approval of a Comprehensive Sketch Plan.
- FDP-89-A-1, Final Development Plan—Recorded July 2, 1974, Parcel D Village of Long Reach Section 1, Area 2
- SDP-75-021c, Site Development Plan—Planning Board approved on December 26, 1974 to construct a one-story community center and recreational facility with accessory uses. DPZ approved on February 6, 1975.

Site Development Plan Analysis

Permitted Uses
The FDP-89-A-1 allows for apartment buildings and structures, including accessory buildings in the apartment land use area. The site is currently comprised of 108 condominium units and an existing 818 square foot one-story community center that contains offices and maintenance and storage areas.

The project proposal is to add a 2,131 square foot addition to the existing club house on the Western edge of the property. The proposed addition will include new offices for the condominium staff, a central meeting area, and event space to be used for private functions for the condominium community and their invited guests. There will also be an exercise room for use by the residents only, as well as accompanying restroom facilities. The existing dumpster and enclosure are also proposed to be relocated to the Northwest side of the parking lot in front of the community building. The proposed addition to the community building is in conformance with the permitted uses as per the FDP.

Parking
Off street parking is required per the approved FDP-89-A-1.
- 1.5 spaces per unit (108 Units)
  - Required = 162 spaces
  - Provided = 171 spaces (including 1 van accessible HC space 9x18)
- Community Office/club house—None are required (clubhouse is for apartment residents only)
Setbacks, Building Height, Lot Coverage
The bulk regulations for the subject property are contained in the Development Criteria on the approved Final Development Plan. The proposed modifications meet the requirements as follows:

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided in the proposal</th>
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<tbody>
<tr>
<td>30' structure setback from any public street right-of-way</td>
<td>350± from Tamar Drive</td>
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<tr>
<td>40' of any property lines of the project</td>
<td>Meets all setbacks from all property lines</td>
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<tr>
<td>40' between buildings</td>
<td>53' from closest apartment complex</td>
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<tr>
<td>No more then 30% of lot coverage</td>
<td>14.7% lot coverage</td>
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<tr>
<td>40' maximum height</td>
<td>25.67' height at building center</td>
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Stormwater Management
Stormwater Management for this site was previously addressed and completed. The combined total limit of disturbance of 4980 SF for the proposed clubhouse addition does not trigger any additional stormwater management for this lot.

Forest Conservation
The property is exempt from the requirements of Section 16.1200 of the Howard County Forest Conservation because the property is zoned NT which had a preliminary development plan approval and was 50% or more developed prior to 12/31/92 per Section 16.1202(b)(1)(ii).

Landscaping
The existing approved site development plan complies with the Howard County Landscape Manual. The proposed addition will require the replanting of six trees and two shrubs along the north east side of the of the new building for screening. The new dumpster location and enclosure will also be planted in conformance with the Howard County Landscape Manual requirements type D buffer.

The plan does not propose changes to any of the existing usable open and landscaped areas throughout the condominium complex. The project proposal will add usable space to the existing community building and will create an outdoor deck area to be used by the Treover Condominium residents.

Amy Gowan, Director
Department of Planning and 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.
PARCEL "A"
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