TECHNICAL STAFF REPORT
Planning Board Meeting of March 30, 2017

File No./Petitioner: FDP-169-A-III Part II, Village of King’s Contrivance, Section 3, Area 2
The Columbia Association, Petitioner

DPZ Planner: Eric Buschman, 410-313-0729, ebuschman@howardcountymd.gov

Subject: Village of King’s Contrivance, Section 3 Area 2, Tax Map 42, Parcel 442, Open Space Lot 152, Murray Hill Road, Columbia, MD 21046

Request: To approve Final Development Plan (FDP-169-A-III Part II), which amends the previously approved and recorded FDP for the Village of King’s Contrivance, Section 3, Area 2. This amendment adds to the list of permitted uses grading and placing sediment and soil within a designated area on Open Space Lot 152 in the credited Open Space Land Use Area.

Recommendation: The Department of Planning and Zoning recommends that the Planning Board approve this FDP amendment.

Location: FDP-169-A-III Part II applies to 287.85 acres, zoned New Town, located south of Guilford Road and Vollmerhausen Road, west of I-95, and includes land on both sides of Murray Hill Road. The property is located on the west side of Murray Hill Road, just east of the BGE Transmission Line on Tax Map 42, Parcel 442, Lot 152, in the Sixth Election District of Howard County.
Vicinal Properties:

North – Columbia Commons apartment complex and a townhome community along Rain Flower Way

East – Vollmerhausen Road, with the Huntington Pool located on the north and forested open space on the south

South – The Middle Patuxent River runs along the southern boundary

West – A BGE overhead transmission line right-of-way

Site History:

FDP-169 Part II: Recorded April 21, 1980, as Plat Book 3054-A, Folio 250.

FDP-169-A Part II: Recorded October 29, 1982, as Plat 3054-A Folio 479, to revise the allowable units for single family attached land use areas, modify parking areas, correct open space lot criteria, revise a division line between Parcels A and B, and add 0.156 acres along Guilford Road.

FDP-169-A-1 Part II: Recorded June 3, 1983, as Plat 3054-A Folio 562, to allow compact parking, revise the number of units allowed on Parcel A, and remove references to Broken Land Parkway on Sheets 4 & 5.

FDP-169-A-II Part II: Recorded August 7, 1990, as Plat 3054-A Folio 1117, to revise the allowable units for multifamily land use on Parcel D.

P-80-003: Preliminary Plan for the lot and road layout of the Village of King’s Contrivance-Section 3 Area 2, approved by the Planning Director on December 19, 1979.

F-80-087: Recorded February 23, 1981, as Plat Nos. 4807-4816; a subdivision that created Open Space Lot 152.

SDP-92-031: Site Development Plan to construct a pathway, as shown on the King’s Contrivance Huntington Neighborhood Open Space Master Plan, which received signature approval October 14, 1992.

SDP-93-123: Site Development Plan to construct a playground on Lot 152, in the rear of the Columbia Commons apartment complex, which received signature approval November 19, 1993.

ECP-17-011: Environmental Concept Plan, which proposed a sediment stockpile on Lot 152 and received signature approval November 14, 2016.

WP-16-074: Petition seeking alternative compliance for Section 16.155(a)(1)(i) of the Subdivision Regulations to submit a grading plan, in lieu of a Site Development Plan, to grade and stockpile sediment on Open Space Lot 152, which was denied March 7, 2016.

SDP-17-025: A Site Development Plan to grade and stockpile 34,949 cubic yards of dredged lake sediment on Open Space Lot 152, which received “technically complete” status March 1, 2017, subject to approval by the Planning Board.

Purpose:

This FDP amendment adds grading and placing sediment and soil within a designated area on Lot 152 in the list of permitted uses in the Open Space Land Use Area (see Item 7E-2 on FDP Sheet 2 of 14). The designated area is defined on Sheet 7 of 14. Approval of this amendment is necessary if Site Development Plan (SDP-17-025) is approved, which proposes a stockpile on Open Space Lot 152.
SRC Action: In a letter dated January 11, 2017, the Department of Planning and Zoning determined that this FDP is technically complete. The Division of Land Development is the only agency with comments on the proposed amendment, which have been resolved in the updated copy attached to this report.

Recommendation: The Department of Planning and Zoning recommends approving the amended FDP-169-A-III Part II, subject to complying with any Planning Board comments.

Valdis Lazdins, Director
Department of Planning and Zoning

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.
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland as Plat 3054A-1117.

This plan is intended to supersede Final Development Plan Phase 169-A-III Part II recorded among the Land Records of Howard County, Maryland as Plat 3054A-1117.

LOCATION PLAN

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2

COLUMBIA AMENDED

FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=4000'

SHEET 1 OF 14
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1118.

The Planning Board may, upon application, designate a Subdivision Plat, a Lot, lots, or parcels, as a "Public Open Space Area" which will not be used for development and shall not be granted a building permit; provided that such areas shall be subject to the provisions of Section 125.0.C.3.d.(3).
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1119.
This plan is intended to supersede Final Development Plan Phase 169-A-I Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1120.

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
COLUMBIA, MARYLAND 21044

COLUMBIA AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE 1" = 100'
SHEET 4 OF 14
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054-A-1121.
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1122.

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD
Scale: 1”=100’
Sheet G OF 14

BALTIMORE GAS AND ELECTRIC COMPANY
4605, 1454, 1499, 1541, 1614, 1644 AND 1641/93
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1123.
This plan is intended to supersede Final Development Plan 169-A-II Part II recorded among the Land Records in Howard County, Maryland on 8-7-90 as Plat 3054A-1124.

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 3
ZONED R-20

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-Ill PART II
GELECTION DISTRICT HOWARD COUNTY, MD
Scale 1"=100'
Sheet 6 OF 14
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1125.

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 9 OF 16

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD
Scale: 1-100
SHEET 9 OF 16
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1126.
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1127.
This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-113.

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD
Scale: 1/100
SHEET 14 OF 14

LOT 15A
OPEN SPACE
Continuation Sheet 8.9
104.145 Acres
CREDITED