



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of December 14, 2017

**Case No./Petitioner: FDP-100-A-III, Village of Hickory Ridge,
The Howard Research & Development Company and The Howard County Public
School System, Petitioners**

Project: Village of Hickory Ridge, Section 1, Area 1 – Lot 10

Planner: J.J. Hartner, Planning Specialist II, Division of Land Development
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Request: For the Planning Board to approve FDP-100-A-III, which is an amendment to the previously approved and recorded Final Development Plan (FDP) for Village of Hickory Ridge, Section 1, Area 1. The amendment revises non-credited open space from 1.00 acre to 2.50 acres and 8.998 acres of credited open space to 7.498 acres for Lot 10.

Location: The lot subject to this amendment is part of Lot 10, identified on FDP-100-A-III, and is directly northwest of the Bright Plume and Sunny Spring intersection. It is zoned New Town (NT) and currently designated open space, to be used for a school.

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

Vicinal

Properties: Surrounding properties are zoned NT. They include:

North: Village of Hickory Ridge, Section 1, Area 5, NT-zoned single-family medium density (detached) subdivision.

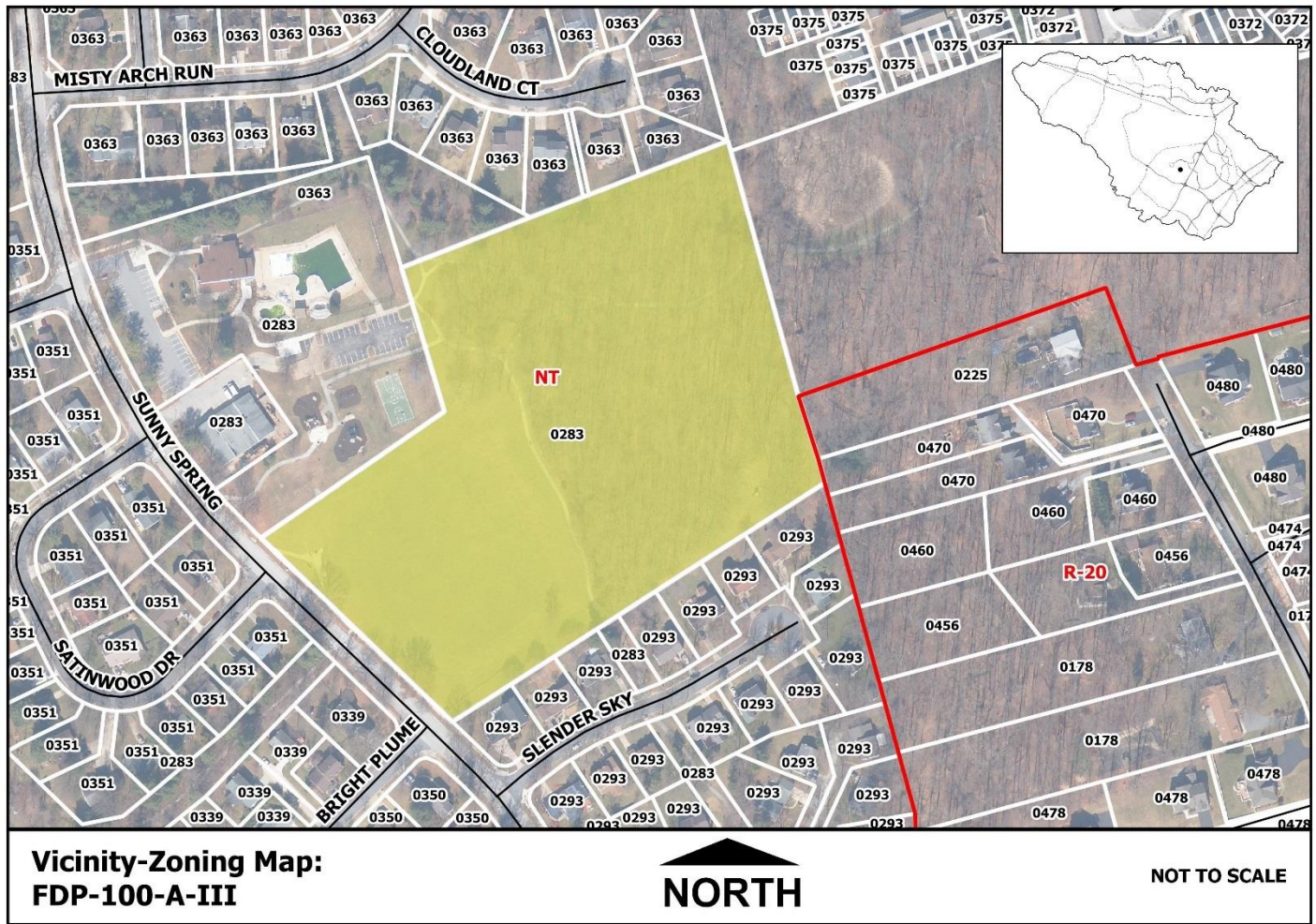
Village of Hickory Ridge, Section 1, Area 1, NT-zoned neighborhood center and open space lot used for the Hawthorn Pool.

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

East: Village of Hickory Ridge, Section 1, Area 6, NT-zoned vacant open space lot.

Two residential lots abut Lot 10 on the east; Tax Map 35, Parcel 225 and Tax Map 35, Parcel 470, Lot 2. Both are zoned R-20 and contain single family detached dwellings.

West: Sunny Spring (minor collector road), and to the west is a Village of Hickory Ridge, Section 1, Area 1, NT-zoned single-family medium density (detached) subdivision.



Site History:

- **FDP-100:** The Final Development Plan and Criteria for the Village of Hickory Ridge, Section 1, Area 1, including the subject property, was recorded March 8, 1972, in Plat Book 20, Folio 75-83. The subject property was identified as an open space lot and designated for a school.
- **FDP-100-A:** Recorded December 11, 1972, in Plat Book 20, Folios 149-157. It revised sheets 2, 6, and 7 of 9 and changed the size of Lots 3 and 4 on sheet 6 and Lot 5 on sheet 7. This increased the single family medium dwelling (S.F.M.D.) acreage by 0.083 acres and reduced the non-credited open space by the same amount; affecting the table on sheet 2.
- **FDP-100-A-I:** Recorded March 16, 1979, in Plat 3054A, Folio 196-204. Sheets 2 and 9 were revised, including changes to the acreage table on sheet 2. This increased the employment center commercial acreage by 0.058 acres because of the change in the location and size of Lot 12A on sheet 9.
- **FDP-100-A-II:** Recorded March 9, 1984, as Plat 3054-A, Folio 649, to revise sheet 2 of 9. It enumerated allowed uses for the neighborhood center and modified the criteria to conform with the latest zoning regulations.
- The original Plat of Village of Hickory Ridge, Section 1, Area 1, was recorded March 1, 1977, as **Plat Numbers 3631-3632.**

Purpose: To support a new school parking lot, 1.50 acres of credited open space is being converted to non-credited open space. To reflect this change, the non-credited open space and credited open space chart on sheet 2 is being changed to reflect the revised non-credited and credited open space areas on Lot 10, sheet 9. The revision being made converts 1.00 acre of non-credited open space to 2.50 acres of non-credited open space and 8.998 acres of credited open space to 7.498 acres of credited open space on Lot 10, sheet 9.

Analysis: The NT zoning district requires a certain percentage of gross land area to be dedicated as open space*, which the Department of Planning and Zoning (DPZ) tracks (see below chart). Currently, there are 53.321 surplus acres of dedicated open space. Of that, 1.5 acres are being converted from credited to non-credited open space to support a new school parking lot.

* A minimum 36% credited open space is required and 36.3% is provided.

FINAL DEVELOPMENT PLAN DATABASE SUMMARY									
AS OF MAY 11, 2017									
ACRES									
	Single Family Low Density	Single Family Medium Density	Apartments		Employment		Open Space		Total Zoned Acres
			Single Family Attached	Multi-Family	Commercial	Industrial	Credited	Non-Credited	
Total To Date	1,471.450	3,014.601	756.534	967.023	1,060.411	1,549.631	5,173.182 *	240.139	14,232.971
Combined Total	1,471.450	3,014.601	Total APT = 1,723.557		Total Emp. =	2,610.042	Total OS =	5,413.321	14,232.971
Total Allowed In PDP	1,479	3,015	1,724		2,694		5,360		14,272
Remaining FDP Acres	7.550	0.399	0.443		83.958		-53.321		39,029
UNITS									
	SFLD 2,711	SFMD 8,670	SFA 7,254	APT 14,162	EMP. SFA 287	EMP. APT 759			
	<u>Total Units</u>				33,843		<u>Total Allowed</u>	<u>Remaining Units</u>	
	<u>Total Allowed in PDP units per gross acre.</u>						33,613	0	
	<u>Additional Units - Old Exxon Site</u>						96	96	
	<u>Additional Units - Wilde Lake Village Center</u>						250	20	
Per Zoning Board Case 1031M, Decision & Order dated February 5, 2004, 96 additional units are reserved for age-restricted, moderate-income housing units on the old Exxon site in the Village of Oakland Mills. PDP density increase to 2.3571 units per gross acre. Per Zoning Board Case 1031M, Decision & Order dated March 24, 2004, 100 additional units are reserved for Non-Downtown Columbia Village(s) in accordance with the procedures outlined in the petition. PDP density increase to 2.3643 units per gross acre. Per Zoning Board Case 1095M, Decision & Order dated April 19, 2012, increase the allowable acreage for Apartment Land Uses from 1,707 to 1,724 acres and decrease the allowable acreage for Employment Center Land Uses from 2,711 to 2,694 acres. PDP density increase to 2.3695 units per gross acre. Per Zoning Board Case 1096M, Decision & Order dated July 1, 2012, 100 reserved units for Non-Downtown Columbia Village(s) are dedicated to Wilde Lake Village Center. PDP density increase to 2.3800 units per gross acre enabling an additional 150 units for Wilde Lake Village Center in accordance with the procedures outlined in the petition.									
NOTES: ACREAGE TOTAL = ALL RECORDED FDP'S UNIT TOTAL = EXISTING, UNDER CONSTRUCTION AND PROPOSED UNITS. REPORT NAME: G:\MIF_Dpz_Projects\Research\FDP\Mapinfo Version\Reports\FDP Summary 8/25/2017									

Tabulation of Land Uses		
Land Use	FDP-100-A-II Acreage	FDP-100-A-III Acreage
Single Family Medium Density	91.888	91.888 (no change)
Roadway	23.489	23.489 (no change)
Employment Center Commercial	0.565	0.565 (no change)
Open Space		
Credited	31.122	29.622 (1.5 acre decrease)
Non-Credited	3.072	4.572 (1.5 acre increase)
Total	126.647	126.647 (no change)

SRC Action: In a letter dated October 24, 2017, the Department of Planning and Zoning determined that this Amended Final Development Plan may be approved. The Division of Land Development is the only agency with comments, which have been addressed on the plans provided with this Technical Staff Report.

Recommendation: The Department of Planning and Zoning recommends approval of the amended FDP-100-A-III, subject to any conditions by Planning Board.


11/30/17
 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: jh

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-100-A-III Village of Hickory Ridge