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

Planner: J.J. Hartner, Planning Specialist II, Division of Land Development
(410) 313-4383; jehartner@howardcountymd.gov

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.
### Tabulation of Land Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>FDP-100-A-II Acreage</th>
<th>FDP-100-A-III Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Medium Density</td>
<td>91.888</td>
<td>91.888 (no change)</td>
</tr>
<tr>
<td>Roadway</td>
<td>23.489</td>
<td>23.489 (no change)</td>
</tr>
<tr>
<td>Employment Center Commercial</td>
<td>0.565</td>
<td>0.565 (no change)</td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credited</td>
<td>31.122</td>
<td>29.622 (1.5 acre decrease)</td>
</tr>
<tr>
<td>Non-Credited</td>
<td>3.072</td>
<td>4.572 (1.5 acre increase)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>126.647</strong></td>
<td><strong>126.647 (no change)</strong></td>
</tr>
</tbody>
</table>

**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.

---

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.