Case No./Petitioner: FDP-197-A-VII, Part II – Village of Long Reach, Section 3
The Howard Research & Development Corporation, Petitioner

Subject: Village of Long Reach, Section 3, Tax Map 37, Parcel 657, Lot 96 (a portion of former Lot 91)
Old Dobbin Lane, Columbia, MD 21045

Request: For Planning Board approval of FDP-197-A-VII, Part II which is an amendment to the previously approved and recorded Final Development Plan (FDP) for the Village of Long Reach, Section 3, Part II. The purpose of this amendment is to change 0.374 acres of credited open space to non-credited open space, which would allow the construction of a driveway and parking lot for a future Indoor Tennis Center proposed at this location.

Location: FDP-197-A-VII Part II applies to 229.45 acres of New Town zoned land identified as the Village of Long Reach, Section 3, Part II. The entire FDP area is located east of the BGE transmission line, south of Route 108 and north of Route 175 and Dobbin Road, and includes land on both the east and west sides of Snowden River Parkway. The subject property is located on the west side of Old Dobbin Road, just east of the BGE Transmission Line between Dobbin Road and Tamar Drive on Tax Map 37, Parcel 697 Lot 96 (a portion of an open space lot identified as Lot 91 on the FDP, the boundary of which is outlined in red in the vicinity map below) and is in the Sixth Election District of Howard County, Maryland.

Recommendation: Approval subject to compliance with comments from Planning Board and SDP review comments (see attachment A). DPZ-DLD is the only SRC agency that commented on the FDP Amendment.
Vicinal Properties: The property that is the subject of this amendment is surrounded by the following land use areas:

**North Side** – To the north is a private drive and the community garden plots. Further north is forested land.

**East Side** – To the east is Old Dobbin Lane. The Long Reach High School and Bristol Green Condominium community are located on the opposite side of Old Dobbin Lane.

**South Side** – To the south is Route 175 Commercial office complex, also known as “Old Dobbin Lane at Columbia Crossing”.

**West Side** – To the west is additional forested lane and the BGE Transmission Lines.

Site History:

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

- **FDP-197-A Part II** was recorded at March 10, 1989 as Plat 3054-A, pages 1039-1048 to add an alternate 20’ setback for attached dwelling units.

- **FDP-197-A-I Part II** was recorded on July 1, 1993 as Plat 3054-A, pages 1297-1306 to change .627 acres of open space from credited to non-credited.

- **FDP-197-A-II Part II** was recorded on June 3, 1994 as Plat 3054-A, pages 1351-1360 to update and revise criteria and tabulation chart due to various changes on lots and public roads.

- **FDP-197-A-III Part II** was recorded on September 14, 1994 as Plat 3054-A, pages 1436-1445 to change .513 acres of open space from credited to non-credited.

- **FDP-197-A-IV Part II** was recorded on December 3, 1999 as Plat 14038-14047 to revise the boundary of Lot 91 and revise tabulation chart accordingly for a decrease of 0.104 ac of credited open space which is to be included within the Route 175 Commercial property, Section 1, Area 2 (FDP 235).

- **FDP-197-A-V Part II** was recorded on April 9, 2001 as Plat 14727-14736 to change 0.145 acres of open space from credited to non-credited.

- **FDP-197-A-VI Part II** was recorded on December 18, 2003 as Plat 16397-16406 to amend Sheet 2 criteria to increase the number of apartment dwelling units.

- **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, which received final signature approval by the
Department of Planning and Zoning on April 15, 2016. The applicant was notified during the ECP review that the conversion of credited to non-credited open space must be approved on an amendment to the FDP prior to the approval of a site development plan for the proposed use.

Purpose:
Lot 96, part of the former Lot 91 identified as credited open space on the FDP, is the location of a proposed Indoor Tennis Center. While an indoor tennis center is a permitted open space use per Section 125.0.A.8.e of the Zoning Regulations, provided that it is devoted to public or community use, Section 125.0.A.8.e(1) states that “the term ‘open space uses’ shall not include parking lots, streets, rights-of-way, amusement parks, golf driving ranges which are not ancillary to a golf course, or drive-in movies”. Therefore, any driveway or parking area serving the future tennis center must be delineated as non-credited open space on the FDP, and the land use tabulation must be adjusted accordingly. FDP-197-A-VII, Part II delineates 0.374 acres of driveway and parking area on the southeast corner of Lot 91 on Sheet 10 of the plan set. The Land Use tabulation on Sheet 3 is also adjusted to reflect the 0.374 acre change from credited to non-credited open space.

Analysis:
The ultimate purpose is to track the conversion of credited open space to non-credited open space to ensure that the credited open space does not fall below 36% of the total land area identified on the Columbia Preliminary Development Plan (PDP). The most recently adopted PDP, signed by the Zoning Board on April 19, 2012, indicates that 37.6% of the land is designated open space (5,360 acres). Since the adoption of this amended plan, there have been three amendments to New Town Final Development Plans approved to adjust credited open space:

- FDP-45-A-III was recorded as Plat #23022-23025 on October 24, 2014 which reduced 1 acre of credited open space for a school parking lot.
- FDP-233-A was recorded as Plat #23153-23155 on December 19, 2014 which reduced 0.25 acres of credited open space for a driveway on Howard Community College land.
- FDP-72-A-I was recorded as Plat #23156-23160 on December 19, 2014 which added 4.02 acres of credited open space.

These three amended FDPs resulted in a net increase of 2.77 acres of credited open space since the 2012 PDP. With the approval of this amended FDP to reduce 0.374 acres of credited open space within the Village of Long Reach Section 3, there will still be a net increase 2.396 acres of credited open space zoned NT since the 2012 PDP. Therefore, the total open space within Columbia (zoned NT) per the PDP will remain at 37.6%.

SRC Action:
By letter dated May 26, 2016, the Department of Planning and Zoning determined that this Final Development Plan is technically complete. The Division of Land Development is the only agency with comments on the proposed amendment, which can be found in Attachment A.

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 Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:
The Department of Planning and Zoning recommends approval of the amended FDP-197-A-VII, Part II, subject to compliance with the SRC agency comments.

6/21/16
Date

Valdis Lazdins, Director
Department of Planning and Zoning
RE: FDP 197-A-VII, Part II Village of Long Reach, Section 3, Amended FDP - Text Amendment for Long Reach Tennis Center

1. Planning Board approval is required for this amendment to the FDP.
2. A parking lot of .296 acres does not bring the overall credited open space in NT below 36%. **
3. There is a discrepancy between acreage of the driveway and parking between the ECP and the FDP Text Amendment. This does not impact the determination that the credited open space within NT is not below the required threshold with this plan. However, the correct number should be determined ahead of Planning Board. **
4. On every sheet, update the Zoning Code sections referenced in the criteria in Sheets 2 and 3 to Section 125.0.

KS/JMF

**Please note that GLW submitted updated drawings on June 16, 2016 updating the non-credited area to .374 acres, as identified in the staff report and on the drawings submitted to Planning Board.**
VILLAGE OF LONGREACH

SECTION 3

This amendment is intended to amend the Columbia Final Development Plan Phase 197-A-VII Part II recorded among the land records of Howard County, Maryland, as Plat No. 14.301-14.301.

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN

PHASE 197-A-VII PART II

6TH ELECTION DISTRICT	 HOWARD COUNTY, MD.

SHEET 2 OF 10

The Planning Board may, upon application, designate on a Subdivision Plan a Development Area, which shall be known as "Commercial," and which shall be located at

ENLARGED BUSINESS CENTER USE AREAS - COMMERCIAL

The area located within a Business Center Use Area, which shall be known as "Commercial," and which shall be located at

60. SINGLE FAMILY USE AND/OR MEDIUM DENSITY

No structure shall be located upon any lot intended for single family use and/or medium density use, which area shall be located at any lot having a street right-of-way of more than 60 feet of principal arterial road or highway, nor at any lot having a street right-of-way of less than 40 feet of public street, road, or highway, except as may be permitted by the Planning Board.

6. PERMITTED USES - Section 125-C-6-3(e)

1) Single Family Medium Density Use Areas

...
RE-OPEN SPACE LAND USE AREAS

Lots 76 through 99 in Section 3 are to be used for single family and mid-size multiple unit land uses, including but not limited to:

- Single family houses with garages and accessory buildings,
- Townhouses and apartments
- Condominiums
- Mobile homes
- RV parks
- Self-storage facilities
- On-street parking

In no event shall more than 75 percent of the lot area be devoted to any one use, and no dwelling unit shall be more than one story high.

REFERENCES

- A. The Howard County Code of Ordinances
- B. Howard County Planning Board

XII-2 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lot 80 in Section 3 is to be used for open space land uses, including but not limited to:

- Community center
- Park
- Playground
- Ball field
- Picnic area
- Picnic pavilion

In no event shall more than 30 percent of any lot devoted to any one use be more than one story high.

REFERENCES

- A. Howard County Planning Board
- B. Howard County Code of Ordinances

XII-3 ATTACHED LAND USE AREAS

No open space shall be adjacent to any attached use, except for in accordance with the terms of a site development plan approved by the Howard County Planning Board.

REFERENCES

- A. Howard County Planning Board
- B. Howard County Code of Ordinances

XII-4 APARTMENT LAND USE AREAS

No less than 1/2 of the off-street parking spaces shall be provided for each dwelling unit, and no parking space shall be less than 10 square feet in area. The relationship of parking spaces to dwelling units shall be provided within each building, except for in accordance with the terms of a site development plan approved by the Howard County Planning Board.

REFERENCES

- A. Howard County Planning Board
- B. Howard County Code of Ordinances

XII-5 OPEN SPACE LAND USE AREAS

No open space shall be adjacent to any open space land use, except for in accordance with the terms of a site development plan approved by the Howard County Planning Board.

REFERENCES

- A. Howard County Planning Board
- B. Howard County Code of Ordinances

XII-6 COMMERCIAL LAND USE AREAS

No open space shall be adjacent to any commercial land use, except for in accordance with the terms of a site development plan approved by the Howard County Planning Board.

REFERENCES

- A. Howard County Planning Board
- B. Howard County Code of Ordinances

XII-7 RESIDENTIAL LAND USE AREAS

No open space shall be adjacent to any residential land use, except for in accordance with the terms of a site development plan approved by the Howard County Planning Board.

REFERENCES

- A. Howard County Planning Board
- B. Howard County Code of Ordinances

VILLAGE OF LONGRIDGE

SECTION 3

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-V PART I
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 18827-1604.

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD 20144

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN
PHASE 197-A-V PART I
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SHEET 3 OF 10
VILLAGE OF LONGREACH
SECTION 3
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN
PHASE 197-A-VII PART II
6TH ELECTION DISTRICT    HOWARD COUNTY, MD.
SCALE: 1" = 100'                                    SHEET 9 OF 10

VILLAGE OF LONGREACH
SECTION 3

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD 21044

AMENDED FINAL DEVELOPMENT PLAN
PHASE 197-A-VII PART II
6TH ELECTION DISTRICT    HOWARD COUNTY, MD.
SCALE: 1" = 100'                                    SHEET 9 OF 10
LOT 91
0.14 ACRES
OPEN SPACE CREDITED
0.34 ACRES
OPEN SPACE NON-CREDITED

VILLAGE OF LONGREACH
SECTION 3

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD 21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN
PHASE 197-A-VI PART II
6TH ELECTION DISTRICT
HOWARD COUNTY, MD
SCALE: 1" = 0.01

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 16347-16406.