TECHNICAL STAFF REPORT
Oakland Ridge Industrial Park
Planning Board Public Meeting of August 17, 2017

Case No./Petitioner
FDP-36-A-III Oakland Ridge Industrial Park, Section 3, and a Portion of Parcel A and Parcel 61-E
Department of Public Works, Howard County, MD

DPZ Planner
Derrick Jones, (410) 313-4330, djones@howardcountymd.gov

Subject
The subject property is “Oakland Ridge Industrial Park, Section 3, Parcel 267, (Lot 61-E)”, in the Second Election District of Howard County. The Property is zoned New Town (NT) - Employment Center Industrial.

Request
To approve FDP-36-A-III, an amendment to the previously approved and recorded Final Development Plan, to accommodate a new courthouse and related uses.

Recommendation
The Department of Planning and Zoning (DPZ) recommends approval of this FDP amendment, subject to any requirements by the Planning Board and the attached comments from DPZ.

Location
FDP-36-A-III applies to all 147.73 acres zoned New Town - Employment Center Industrial and open space (credited and non-credited) within the Oakland Ridge Industrial Park, Section 3. The entire FDP area is located directly east of US Route 29 and north of MD Route 108. The industrial park falls within Tax Map 30, Grid 17, portion of Parcels A and 61A. Parcel 267 (Lot 61-E) is a 29.992 acre site located at 9250 Bendix Road, Tax Map 30, Grid 17.
Vicinal Properties

Parcel 267 (Lot 61-E) within FDP Phase 36-A-III is located in the Oakland Ridge Industrial Park and is surrounded by the following:

- To the north is wooded, undeveloped Parcel 26 of the Oakland Ridge Industrial Park, zoned NT-Open Space.
- To the west is Edgar Road and farther to the west is the MD Route 108 and US Route 29 interchange.
- To the south is the site entrance (Bendix Road) and MD Route 108 and Lot 62.
- To the east are developed parcels Lots A, C1, and E, of the Oakland Ridge Industrial Park, zoned NT-Industrial.

Site Conditions

The 29.9 acre site contains a 198,500 SF (+/-) one-story, former industrial building and an approximately 9.5 acre parking lot. The building was constructed in 1970 and currently houses county agencies and the land records office. A stream borders the site to the south and a portion of a floodplain is located in the northwestern corner.

Site History

- F-84-120: recorded April 13, 1984, as Plats 5796-5797; purpose was to delete the common lot line between Lots 61-B and 61-C, thus establishing Lot 61-E.
- FDP-36-A: recorded May 20, 1991, as Plat Book 3054-A-1175-1183; purpose was to establish previously recorded Parcel A as open space credited, open space non-credited and employment center industrial land uses, adding 67.612 acres to this phase.
- FDP-36-A-I: recorded July 14, 1994, as Plat Book 3054-A 1406-1414; purpose was to change 5.094 acres of non-credited open space to credited and to update criteria references.
- FDP-36-A-II: recorded September 2, 1999, as Plat Book 3054-A 1709-1716; purpose was to add 9.459 acres of credited open space to this phase.
Purpose of Amendment

The FDP amendment identifies government uses and a courthouse as permitted uses for “Employment Center-Industrial Land Use Areas” under Criteria Item 7D; increases the maximum building height for government structures to 80’ under Criteria Item 8D; requires a parking needs study at the Site Development Plan stage for government facilities; and provides that no specific coverage requirement be imposed on government structures under Criteria Item 12D. These amendments are necessary for the proposed redevelopment of Parcel 267 for a new county courthouse.

SRC Action

A letter dated July 24, 2017, indicated that DPZ determined that this FDP is technically complete. The DPZ comments were limited minor edits to the FDP criteria. All other SRC agencies had no comments concerning the amendment to this FDP.

Recommendation

The Department of Planning and Zoning recommends approval of this FDP amendment, subject to any requirements by the Planning Board and the attached comments from DPZ.

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 am to 3 p.m.
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3

PARCEL "A"

SUMMARY OF AMENDMENTS

PHASE 36-A
Amends sheets 2,3,4,5,6,7 and 8 of 8.
Purpose is to establish previously recorded Parcel A as Open Space Credited, Open Space Non-Credited and Employment Center Industrial land uses, adding 6.76 acres to this phase, which was previously recorded on the FDP as parcel A but without a designated land use, to update criteria to current zoning regulations; and to correct original approximate tabulation total from 139.381 acres (totaled wrong) to 138.275 acres, a difference of 1.106 acres (the difference of 1.106 acres as shown on the tabulation on sheet 3 of 8.

PHASE 36-A-B
Amends sheets 5 and 6 of 8. Purpose is to change 0.03 acres on non-creditable area shown (Parcel B) to credited, remove paragraph TE.2.b from criteria, no update criteria reference to current zoning regulations.

PHASE 36-A-C
Amends sheets 3 and 8 of 8. Purpose is to add 0.479 acres of credited open space to this phase formerly shown on phase 3-A on Parcel A has not assigned a use.

PHASE 36-A-D
Amends sheet 3 and 8 of 8. Purpose is to add Courthouse to list of approved uses and amend criteria to allow for the development of a courthouse on lot 4.

THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 8
FDP PHASE 36A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON JULY 14, 1994 AS PLAT 3054 A-1406

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE THIRTY-SIX-A-III
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1"=400' SHEET 1 OF 8
<table>
<thead>
<tr>
<th>Tabulation of Land Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Original Parcel A -</td>
<td></td>
</tr>
<tr>
<td>Broken down as follows:</td>
<td></td>
</tr>
<tr>
<td>a. Employment Center Industrial (NH A/W)</td>
<td>11.281 AC</td>
</tr>
<tr>
<td>b. Open Space Created (Remainng Parcel A)</td>
<td>56.740 AC</td>
</tr>
<tr>
<td>c. Open Space Created (Parcel C, including Wetland, Wetland Buffer and Floodplain)</td>
<td>3.976 AC</td>
</tr>
<tr>
<td>d. Open Space Created (Parcel B)</td>
<td>5.684 AC</td>
</tr>
<tr>
<td>2. Employment Center Industrial -</td>
<td>57.172 AC</td>
</tr>
<tr>
<td>(Including Parcel 8-14-1768 AC, not including any part of Parcel A)</td>
<td></td>
</tr>
<tr>
<td>(Broken down as follows):</td>
<td></td>
</tr>
<tr>
<td>a. Employment Center Industrial (NH A/W)</td>
<td>2.764 AC</td>
</tr>
<tr>
<td>b. Employment Center Industrial (not NH A/W)</td>
<td>21.930 AC</td>
</tr>
<tr>
<td>c. Industrial (Lot 68 NH A/W, including Lot 68-A)</td>
<td>3.415 AC</td>
</tr>
<tr>
<td>d. Industrial (Lot 67)</td>
<td>28.892 AC</td>
</tr>
<tr>
<td>3. Open Space Created and Non-Created -</td>
<td>15.489 AC</td>
</tr>
<tr>
<td>(Not including any part of Parcel A)</td>
<td></td>
</tr>
<tr>
<td>(Broken down as follows):</td>
<td></td>
</tr>
<tr>
<td>a. Industrial (Lot 62 NH A/W)</td>
<td>3.606 AC</td>
</tr>
<tr>
<td>b. Open Space Created (Lot 60)</td>
<td>9.883 AC</td>
</tr>
<tr>
<td><strong>Total</strong> =</td>
<td><strong>147.322 ACRES</strong></td>
</tr>
</tbody>
</table>

---

**Oakland Ridge Industrial Park**

**Section 3 and a Portion of Parcel "A" and Parcel 61A**

**Petitioner and Owner**

**The Howard Research and Development Corporation**

**Columbia, Maryland 21044**

**Columbia, Amended**

**Final Development Plan**

**Phase Thirty Six-A-II**

Prepared in accordance with the Zoning Regulations of Howard County adopted October 2013.

Prepared by: Howard County Planning Board

Board of County Commissioners

Recorded on ________ as Plat No. ________
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 8.
F.D.P. PHASES 5 & 6, RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD ON 7-14-94. # PLAT 3086 A-1402

OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3 AND A PORTION OF PARCEL "A"
AND PARCEL 61A

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

COLUMBIA
AMENDED
"FINAL DEVELOPMENT PLAN PHASE THIRTY-SIX: A-1"
2ND ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE 1" = 100'