



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

December 7, 2017

Lang Miller and Associates  
5320 Phelps Luck Drive  
Columbia, MD 21045

RE: FDP-77-A-IV, Village of Long Reach, Section 1,  
Area 1, "Grandfather's Nursery"

Dear Sir or Madam:

At its regularly scheduled meeting held on December 7, 2017, the Howard County Planning Board considered the Final Development Plan (design criteria and plans) Phase 77-A-IV, to in the 5<sup>th</sup> Election District of Howard County, Maryland to to change the permitted land use of Parcel 'O' from commercial to single-family medium density (SFMD); provide that ZB1112m, approved by the Zoning Board in its Decision and Order dated November 6, 2017, increased the density of the NT District from 2.3800 units per gross acre to 2.3809 units per gross acres to permit 20 additional dwelling units to be assigned to two specific property, with 19 of those units assigned to 5320 Phelps Luck Drive, Grandfather's Garden Center; provide that no improvements to Parcels 'N' and 'O' may be made except in accordance with a site development plan approved by the Howard County Planning Board; and correct the tabulated area of credited and non-credited open space areas..

Based upon the testimony presented, the Planning Board:



***Approved the plan***



***Approved the plan with modifications***



***Denied the plan***

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov).

  
Chairperson  
Howard County Planning Board

cc: Research  
DED  
Paul Revelle  
Zach Fisch, FSH  
Tom Meachum, Carney, Kelehan, Bresler, Bennett & Scherr  
Greg Fitchitt, Howard Hughes Corporation