



## TECHNICAL STAFF REPORT

### **Planning Board Meeting July 11, 2019**

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#### **Case No./Petitioner:**

Final Development Plan 158-A, Howard Hughes Corporation, Petitioner  
Howard County Public School System, Owner

#### **Project Name:**

Village of Kings Contrivance, Section 2, Area 1, Parcel 405, Open Space Lot 1  
(Hammond High School)

#### **Request:**

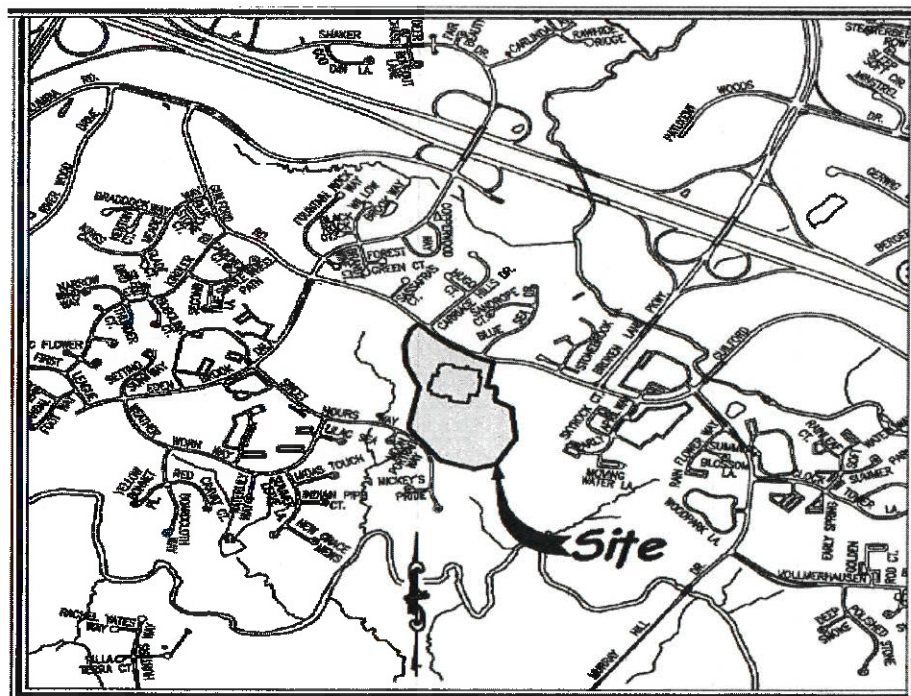
Planning Board approval of Final Development Plan (FDP) 158-A, which is an amendment to the previously approved and recorded Final Development Plan. The purpose of this amendment is to revise the credited and non-credited open space land use acreages by converting 2.3508 acres of credited open space to non-credited open space for proposed site improvements at Hammond High School. The proposed site improvements include a 9,741 SF building addition, the reconfiguration of the existing bus driveway loop, and to widen the entrance to the parking lot. The Planning Board will consider this FDP amendment at a public meeting in accordance with Section 125.0.D.2. of the Zoning Regulations.

#### **Location:**

The subject site is identified as "Village of Kings Contrivance, Section 2, Area 1" on Tax Map 42, Grid 14, Parcel 405, Open Space Lot 1. It is located at 8800 Guilford Road, 6<sup>th</sup> Election District of Howard County, Maryland and zoned New Town (NT).

#### **DPZ Recommendation:**

**Approval**, subject to complying with any comments from the Planning Board. No outstanding comments were received from SRC reviewing agencies regarding this FDP amendment.



Vicinity Map

**Vicinal Properties:** South is a residential subdivision and open space.  
 West is open space.  
 North is a residential subdivision.  
 West is the South Columbia Baptist Church property.

**Site History:** **FDP-158:** A final development plan for the Village of Kings Contrivance, Section 2, Area 1, 33.1448 acres to establish a school site; recorded November 20, 1974, Plat Book 28, Folio 108.

**SDP-75-013:** a site development plan for Hammond High School; approved March 7, 1975.

**SDP-87-147:** a site development plan for Hammond High School to repair tennis court and drainage improvements; approved April 6, 1987.

**SDP-96-018:** a site development plan for Hammond High School for building additions; approved October 13, 1995.

**Site Analysis:** Open Space Lot 1 contains Hammond High School, portable classrooms, athletic fields, tennis courts, surface parking and stormwater management facilities.

Proposed amendments as follows:

To convert 2.3508 acres of credited open space to 1.8352 acres of non-credited open space and 0.5156 acres of non-credited open space (to be dedicated to Howard County for a road) to accommodate 9,741 SF of building additions to the front and the rear of Hammond High School, to reconfigure the existing bus driveway loop, and widen the entrance to the school's parking lot. All lands approved and credited as open space use on Final Development Plans in the NT District shall not include parking lots, streets or rights-of-way in accordance with Section 125.0.A.8.e(1) and (2) of the Zoning Regulations.

The open space land use tabulation chart shall change as follows on the FDP:

Land Use Designations	Present FDP-158	Amended FDP-158-A	Acreage Change
Open Space Credited	29.8300 acres	27.4792 acres	- 2.3508 acres
Open Space Non-Credited	3.3148 acres	5.1500 acres	+1.8352 acres
<i>Non-credited Dedicated to Howard County for Road RW</i>	0 acres	0.5156 acres	+ 0.5156 acres
<b>TOTAL</b>	33.1448 acres	33.1448 acres	no change

**SRC Action:** On May 3, 2019, the Department of Planning and Zoning determined that this FDP amendment is technically complete.

**Recommendation:** The Department of Planning and Zoning recommends that the Planning Board **approve** this FDP amendment.

  
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Valdis Lazdins, Director  
Department of Planning and Zoning

6-18-19  
Date

**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 p.m.**