Subject: Special Planning Board Subject for Redline Revision to F-12-021
Maple Lawn Farms, Westside District, Areas 1 and 2, HOA Open Space Lot 4

To: Planning Board Members
Thru: Amy Gowan, Director
From: Derrick Jones
Division of Land Development
Date: April 30, 2020

A redline revision to the construction plans for Maple Lawn Farms, Westside District, F-12-021, is scheduled to be presented as a special subject for Planning Board approval on May 21, 2020.

In accordance with Maple Lawn Farms Development Criteria and the Decision and Order for PB Case No. 378, the Planning Board’s approval is required for all development activity located within the open space land use area for this MXD-3 zoned project.

The proposed redline revision to the construction drawings for this project includes the construction of 14,759 SF open-air, multi-purpose paved recreational courts (to be enclosed by a fence), a 625 SF paved plaza, walkway, landscaping and storm drains to be located within Open Space Lot 4.

Open Space Lot 4 is 4.75 acres and is located directly north of Terrace Lane and at the rear of residential townhome lots 40-53 in the Westside District of Maple Lawn. The Lot is mostly green space and contains two tennis courts, a mulched play area, a pavilion, an exercise trail, and landscaping.

The proposed redline revision complies with the applicable requirements of the Maple Lawn Farms Development Criteria for open space use setbacks and parking. The proposed multi-purpose court, fence and plaza comply with the 10-foot structure setback from adjoining property lines. There are no structure height limits for open space lots. Two parking spaces are required for each tennis court for a total requirement of four spaces. To meet this parking requirement, a total of 4 existing on-street parking spaces will be provided at Westside Boulevard (a public street) 365 feet from the courts.

The Department of Planning and Zoning recommends approval of this special subject to redline F-12-021 to construct an open-air multi-purpose court, a plaza, walkway, landscaping and storm drains within Open Space Lot 4 of the Westside District.

If you have any questions, please contact Derrick Jones at 410-313-4330 or by email at djones@howardcountymd.gov.