



TECHNICAL STAFF REPORT

Planning Board Meeting of December 7, 2017

Case No./Petitioner: FDP-77-A-IV, The Howard Research & Development Company and Lang Miller & Associates, Petitioners

Project: Village of Long Reach, Section 1, Area 1 – Grandfather’s Nursery

Planner: Jill Manion-Farrar, Planning Supervisor, Division of Land Development
(410) 313-4338; jfarrar@howardcountymd.gov

Request: For the Planning Board to approve FDP-77-A-IV, which is an amendment to the previously approved and recorded Final Development Plan (FDP) for the Village of Long Reach, Section 1, Area 1. The purpose of the amendment is 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.

Location: The parcels subject to this amendment are identified as a portion of Tax Map 30, Parcel 289, Parcels ‘N’ and ‘O’, as identified on FDP-77-A-III; located at the southwest corner of the Route 108 and Phelps Luck Drive intersection. The site is zoned New Town (NT) and Parcel N is designated as Single-Family Medium Density Land Use and Parcel ‘O’ is designated for commercial use.

Recommendation: Approval, subject to any conditions by the Planning Board.

Vicinal

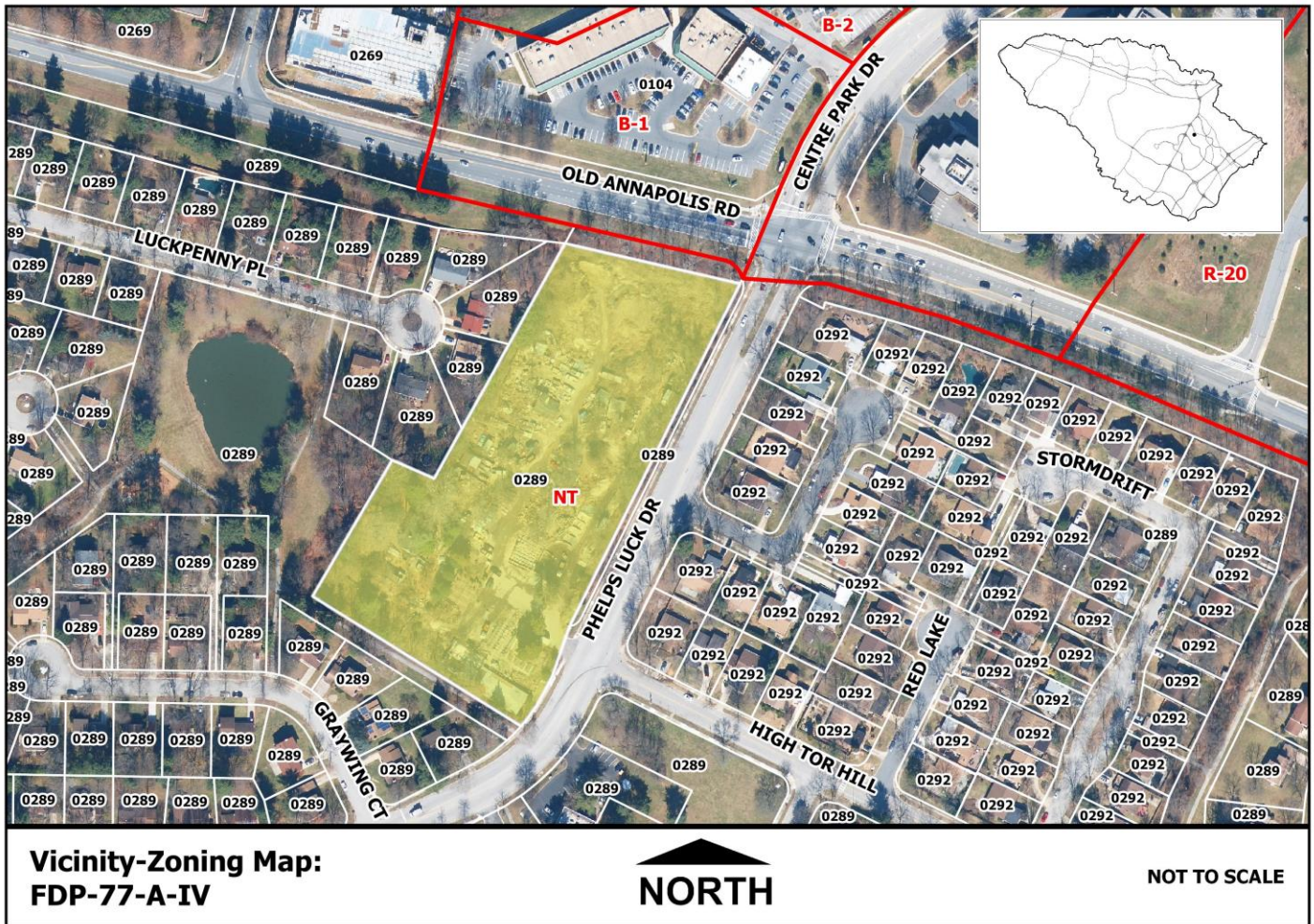
Properties: Surrounding properties are zoned NT. They include:

North: Route 108, and to the north of the right-of-way is the Columbia Palace Shopping Center.

South: Village of Long Reach, Section 1, Area 1, NT-zoned single-family medium density (detached) subdivision.

East: Phelps Luck Drive, and to the east is a Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.

West: Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.



Site History:

- **FDP-77:** The Final Development Plan and Criteria for the Village of Long Reach, Section 1, Area 1, including the subject property, was recorded April 23, 1970, in Plat Book 19, Folio 50-72. The subject property was identified for SFMD land use and commercial land use on the FDP.
- **FDP-77-A** was recorded July 7, 1970, in Plat Book 19, Folios 108-130, to change the number of units allowed on Parcel B, to amend apartment parking and coverage requirements, and to revise the table to allow more apartment uses and reduce the attached land use.
- **FDP-77-A-2** was recorded March 23, 1972, in Plat Book 20, Folio 96 & 97, to add criteria for single family low density and single family medium density and restore coverage requirements, as shown on the original FDP 77.
- **FDP-77-A-I** was recorded May 13, 1976, as Plat 3054-V, W, to reflect changes for Parcel Q and Lot 571.
- **FDP-77-A- II** was recorded April 25, 2007, as Plat 19025-19047, to add religious activities

criteria under permitted school sites and parking criteria, to amend the credited and non-credited open space calculations, and to amend coverage requirements for open space land use to 15%, for Lot 581 only.

- **FDP-77-A-III** was recorded January 7, 2008, as Plat 19616-19638, to revise a typographical error on Sheet 3 in the table of land use.
- **F-70-068** is the original Plat of Village of Long Reach, Section 1, Area 1, recorded May 1, 1970, as **Plat Book 18, Folio 41-63**.
- **ZB 1112M** was heard by the Zoning Board July 19, 2017, to amend the New Town Preliminary Development Plan, which would increase the NT District density from its current limit to permit 20 additional dwelling units and assign them to two properties. This includes 19 units to Tax Map 30, Parcel 289, Parcels O and N (5320 Phelps Luck Drive, Grandfather's Garden Center). The Decision and Order approving the density change was signed November 6, 2017.

Purpose:

The amendment would change the Parcel 'O' permitted land use from commercial to single-family medium density (SFMD) so the entire property at 5320 Phelps Luck Drive could be redeveloped with SFD homes. The FDP will now also stipulate that the 19 SFD dwelling units to be developed on this property are derived from ZB1112m, approved by the Zoning Board in its Decision and Order dated November 6, 2017, which 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 properties, with 19 of those units assigned to 5320 Phelps Luck Drive, Grandfather's Garden Center. Further, this FDP would require that any improvements to Parcels 'N' and 'O' be specified on a site development plan, approved by the Howard County Planning Board. Finally, in reviewing the land use table, a minor error was identified for credited and non-credited open space areas, which would be corrected with this amendment.

Analysis:

The subject property is currently utilized for Grandfather's Garden Center (Grandfather's Nursery), which has numerous ongoing zoning violations. The petitioner proposes Parcel O be converted from a commercial land use to single-family medium density. Per the Decision and Order for the amendment to the Preliminary Development Plan (ZB 1112M), signed November 6, 2017, the property can be redeveloped with a maximum 19 single-family detached homes on at least 9,000 square foot lots, which is compatible with the surrounding neighborhood. The allowed density was increased by the amended PDP and this FDP amendment is in conformance with that increase. The Department of Planning and Zoning has also verified that an adequate number of allocations are available to allow 19 new homes. Please see the attached density analysis - Attachment A. The Planning Board will also have to approve a later site development plan for future subdivision.

When the amended plans were prepared a typographical error was identified in the land use table for credited and non-credited open space. The chart adds 0.043 acres to credited open space and removes 0.043 acres from non-credited space, which matches how the open space is identified on the FDP plan sheets. There is no substantive change to the open space with this FDP amendment.

SRC Action:

In a November 13, 2017, letter, the Department of Planning and Zoning determined that this Final Development Plan is approvable. The Division of Land Development was the only agency with comments on the amendment, but they were addressed, as shown on the plans provided with this Technical Staff Report.

Recommendation: The Department of Planning and Zoning recommends approval of amended FDP-77-A-IV, subject to any conditions by Planning Board.

 11/21/17
Valdis Lazdins, Director Date
Department of Planning & Zoning

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 3:00 p.m.

VL/KS: jmf

T:\DLD- Division of Land Development\Subdivision and Development Plan Review Records\Final Development Plans (NT non-Downtown; existing and amended FDPs, MXD and other districts)\FDP-77-A-IV\FDP-77-A-IV TSR.doc

ATTACHMENT A



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

To: Zoning Board of Howard County

From: Jeff Bronow, Chief of Research, Howard County DPZ

Thru: Val Lazdins, Director, Howard County DPZ

Date: November 14, 2017

Subject: ZB 1112M PDP Density Determination

The Decision and Order for ZB 1112M amending the New Town District Preliminary Development Plan (PDP) was signed by the Zoning Board of Howard County on November 6, 2017. The Decision and Order directs the Department of Planning and Zoning to calculate the overall residential density for the New Town District prior to the PDP amendment, determine the amount of density increase necessary to accommodate the petition, and report the results to the Zoning Board as soon as practicable.

The density prior to this PDP amendment was 2.3800 units per acre. The current density with the adoption of the ZB 1112M Decision and Order is now 2.3809 units per acre. The attached Final Development Plan Database summary sheet shows this latest change with the current density of 2.3809 units per acre as well as the remaining unit capacity.

[Note that the remaining capacity, other than the specialty sites of the Old Exxon Site and the Wild Lake Village Center (which are a result of ZB cases that tie density specific to those sites), is an additional capacity of 21 units. This is one more unit than the 20 units requested under ZB 1112M (19 units requested by Grandfather's Nursery plus the 1 unit requested by Poplar Glen Apartments). This is a consequence of NT density being calculated to only 4 decimal places. That is, if the density increase for this PDP amendment is set at 2.3808 units per acre, then density would be created for only an additional 19 units total. Increasing to 2.3809 results in 21 additional units.]

FINAL DEVELOPMENT PLAN DATABASE SUMMARY AS OF NOVEMBER 6, 2017

ACRES

	Single Family Low Density	Single Family Medium Density	Apartments		Employment		Open Space		Total Zoned Acres
			Single Family Attached	Multi-Family	Commercial	Industrial	Credited	Non-Credited	
<u>Total To Date</u>	1,471.450	3,014.601	756.534	967.023	1,060.411	1,549.631	5,173.182	240.139	14,232.971
<u>Combined Total</u>	1,471.450	3,014.601	Total APT = 1,723.557		Total Emp. =	2,610.042	Total OS =	5,413.321	14,232.971
<u>Total Allowed In PDP</u>	1,473	3,021	1,724		2,694		5,360		14,272
<u>Remaining FDP Acres</u>	1.550	6.399	0.443		83.958		-53.321		39.029

UNITS

SFLD	SFMD	SFA	APT	EMP. SFA	EMP. APT
2,711	8,670	7,254	14,162	287	759
<u>Total Units</u>			33,843		
				<u>Total Allowed</u>	<u>Remaining Units</u>
<u>Total Allowed in PDP units per gross acre.</u>				33,634	21
<u>Additional Units - Old Exxon Site</u>				96	96
<u>Additional Units - Wilde Lake Village Center</u>				250	20

Per Zoning Board Case 1031M, Decision & Order dated February 5, 2004, 96 additional units are reserved for age-restricted, moderate-income housing units on the old Exxon site in the Village of Oakland Mills. PDP density increase to 2.3571 units per gross acre.

Per Zoning Board Case 1031M, Decision & Order dated March 24, 2004, 100 additional units are reserved for Non-Downtown Columbia Village(s) in accordance with the procedures outlined in the petition. PDP density increase to 2.3643 units per gross acre.

Per Zoning Board Case 1095M, Decision & Order dated April 19, 2012, increase the allowable acreage for Apartment Land Uses from 1,707 to 1,724 acres and decrease the allowable acreage for Employment Center Land Uses from 2,711 to 2,694 acres. PDP density increase to 2.3695 units per gross acre.

Per Zoning Board Case 1096M, Decision & Order dated July 1, 2012, 100 reserved units for Non-Downtown Columbia Village(s) are dedicated to Wilde Lake Village Center. PDP density increase to 2.3800 units per gross acre enabling an additional 150 units for Wilde Lake Village Center in accordance with the procedures outlined in the petition.

Per Zoning Board Case 1112M, Decision & Order dated November 6, 2017, increase the allowable acreage for Single Family Medium Land Uses from 3,015 to 3,021 acres and decrease the allowable acreage for Single Family Low Land Uses from 1,479 to 1,473 acres. PDP density increase to 2.3809 units per gross acre.

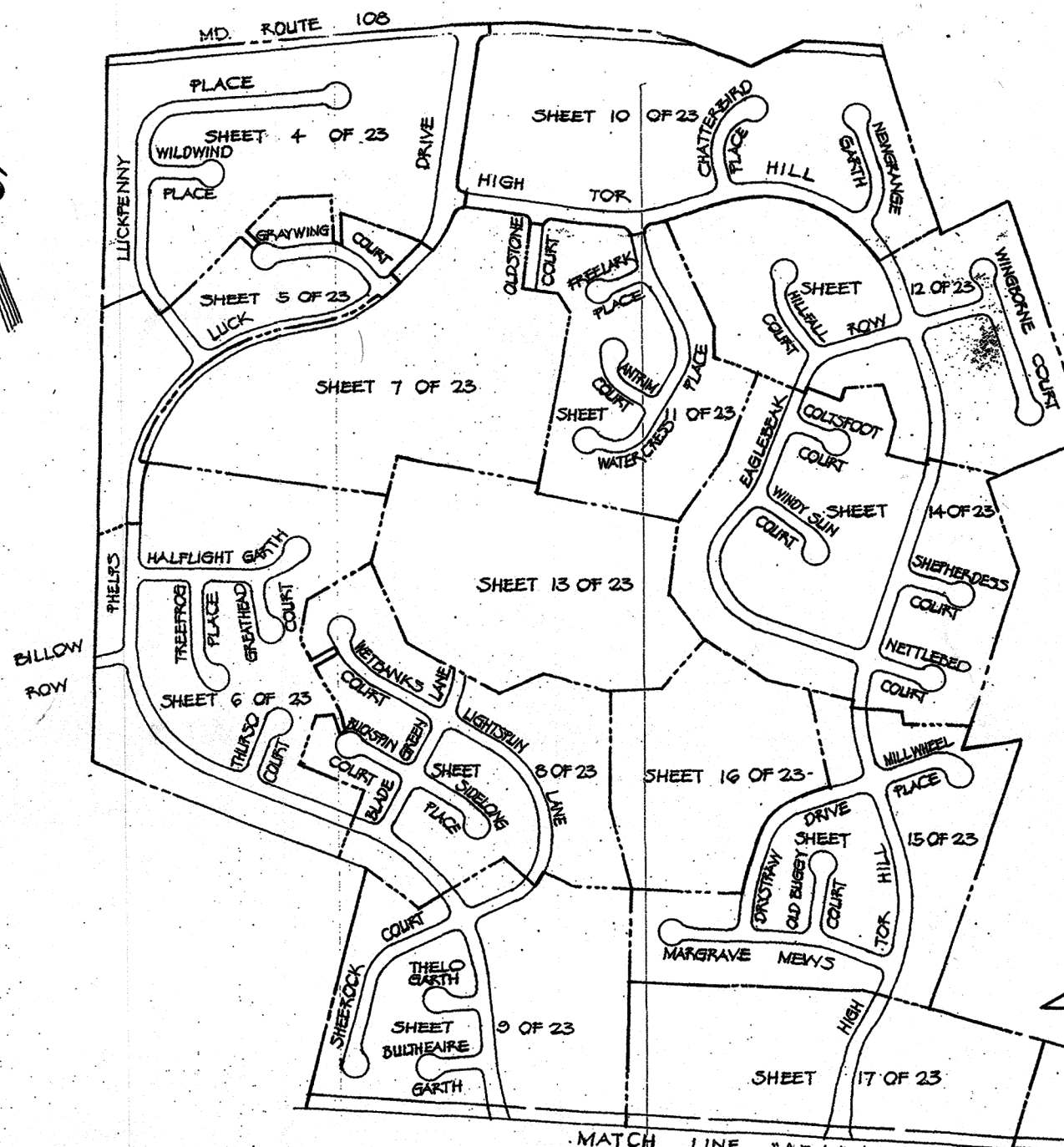
NOTES:

ACREAGE TOTAL = ALL RECORDED FDP'S

UNIT TOTAL = EXISTING, UNDER CONSTRUCTION AND PROPOSED UNITS.

REPORT NAME: G:\MIF_Dpz_Projects\Research\FDP\Mapinfo Version\Reports\FDP Summary

11/15/2017



SUMMARY OF AMENDMENTS

PHASE 77-A REVISED CRITERIA AS FOLLOWS:

- (1) SEC. 7 - CHANGE NUMBER OF UNITS ALLOWABLE ON PARCEL B FROM 81 TO 120
- (2) SEC. 9 - ADDED NOTE REGARDING PARKING REQUIREMENTS WHEN APARTMENTS UNITS ARE CONSTRUCTED AS INTEGRAL PART OF ATTACHED LAND USE DWELLING UNITS
- (3) SECTION 12 - MODIFIED COVERAGE REQUIREMENTS FOR S.F.R.D. AND S.F.M.D. LAND USE AREA
- (4) TABULATION - MORE APARTMENT LAND USE, LESS ATTACHED LAND USE

PHASE 77-A-II REVISED CRITERIA AS FOLLOWS:

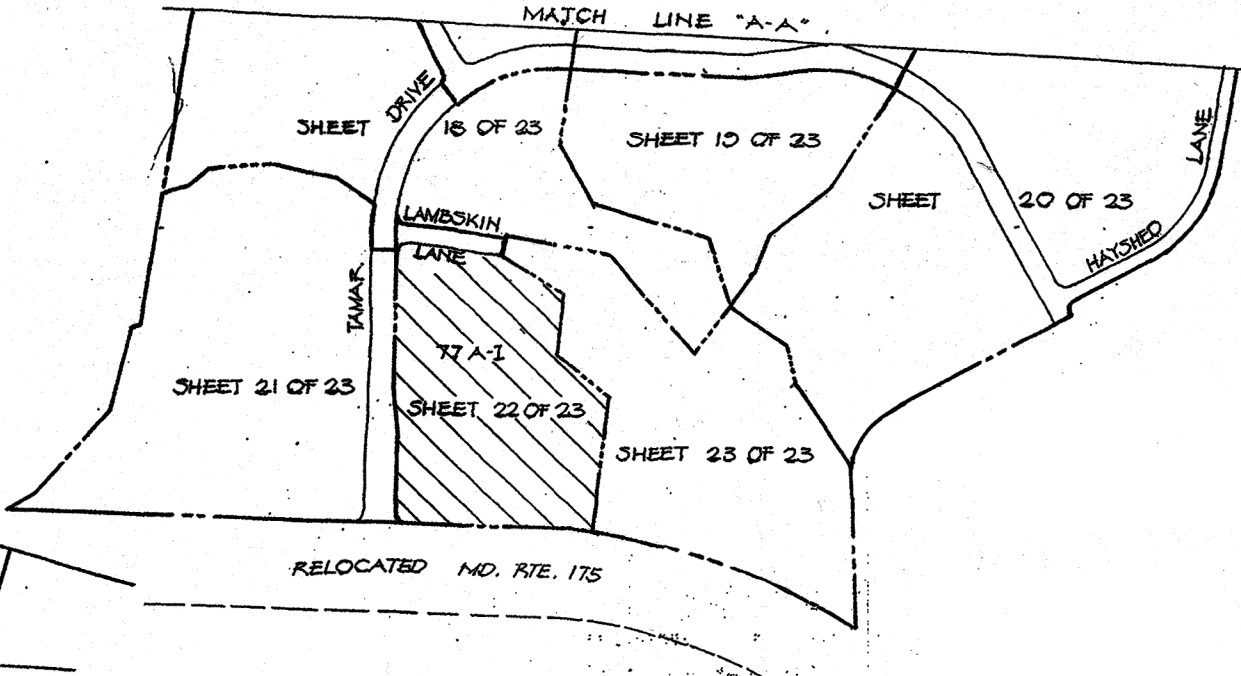
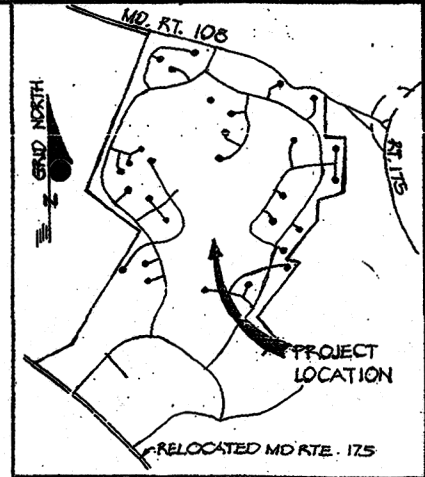
- (1) SECTION 6 - ADDED PARAGRAPH UNDER S.F.L.D. AND S.F.M.D. LAND USE.
- (2) SECTION 12 - RESTORED TO ORIGINAL LANGUAGE AS SHOWN UNDER PHASE 77

PHASE 77-A-I REVISE SHEETS 1, 3, AND 22 DUE TO CHANGES IN PARCEL Q AND LOT 571

PHASE 77-A-II REVISE SHEETS 1, 2 AND 3 OF 23. PURPOSE IS TO ADD RELIGIOUS ACTIVITIES CRITERIA UNDER PERMITTED SCHOOL SITES OPEN SPACE LAND USE AREAS, TO ADD THE PARKING REQUIREMENT FOR RELIGIOUS FACILITIES UNDER PARKING REQUIREMENTS, TO AMEND CREDITED AND NON-CREDITED OPEN SPACE CALCULATIONS AND TO AMEND COVERAGE REQUIREMENTS FOR OPEN SPACE LAND USE TO 15% FOR LOT 581.

PHASE 77-A-III Revise typographical error on sheet 3 in the tabulation of land use table.

PHASE 77-A-IV Revise sheets 1, 2, 3, & 4 of 23 due to the following: 1. Change the permitted land use of Parcel 'O' from commercial to single family medium density. 2. Increase the density of the NT District from its current density of 2.3800 units per gross acre to 2.3809 units per gross acre to permit 20 additional dwelling units to be assigned to two specific properties. 19 units to 5320 Phelps Luck Drive, Grandfather's Garden Center and 1 unit to 11608 Little Patuxent Parkway, Poplar Glen Apartments. Approved by the Zoning Board in its decision and order dated November 6, 2017 in Zoning board case number 1112M. 3. 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 4. Correct the previous error of credited and non-credited open space areas.



NOTE:
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 23 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 13, 1976 AS PLAT 3054 V PLAT NO. 19025 RECORDED APRIL 25, 2007, and plat no. 19616 recorded on January 7, 2008.

PREPARED AS TO SHEETS 1 TO 23
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY ADOPTED OCTOBER 6, 2013

Zacharia Y. Fisch, P.E. SIGNATURE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1985			
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1988			
AMENDED Z.B. CASE 806 RESOLUTION APPROVED NOVEMBER 22, 1972			
AMENDED Z.B. CASE 844 RESOLUTION APPROVED JANUARY 7, 1974			
AMENDED Z.B. CASE 895 RESOLUTION APPROVED DECEMBER 20, 1976			
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986			
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1989			
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992			
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993			
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004			
AMENDED Z.B. CASE 112M RESOLUTION APPROVED NOVEMBER 6, 2017			
HOWARD COUNTY PLANNING BOARD			
H.C.P.D. EXEC. SEC.	DATE	CHAIRMAN	DATE

77-A-III	1-7-2008	Plat #19616-19638
77-A-II	Apr 25, 2007	Plat #19025-19047
77-A-I	MAY 13, 1976	3054 V, W
77-A-2	MAR 23, 1972	20 - 32 197
77-A	JULY 7, 1970	19 1905 THRU 1907
77	APR 25, 2007	19 1905 THRU 1907
PHASE OF AMENDMENT	DATE	PLAT BOOK
		FOLIO

VILLAGE OF LONGREACH
 SECTION 1 AREA 1

PETITIONER
 THE HOWARD HUGHES CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE SEVENTY-SEVEN A-IV
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=400' SHEET 1 OF 23

Maryland State Archives

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FINAL DEVELOPMENT PLAN CRITERIA
PHASE 77 A-IV

The Area included with this Final Development Plan Phase is Applicable to Section 1, Area 1 of the Village of Long Reach.

- PUBLIC STREETS AND ROADS - Section 125.0.C.3.b:**
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- PUBLIC RIGHTS-OF-WAY - Section 125.0.C.3.b:**
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

Vehicular ingress and egress to Md. Rt. 108 will be permitted only at points of access approved by the Howard County Department of Planning and Zoning. Vehicular ingress and egress to Little Patuxent Parkway is restricted.
- MAJOR UTILITY RIGHTS-OF-WAY - Section 125.0.C.3.b:**
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- DRAINAGE FACILITIES - Section 125.0.C.3.b:**
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning, and the Department of Public Works.
- RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125.0.C.3.c:**
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
- PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125.0.C.3.d:**
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. The term structure shall include cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type. Where the rear lot line of any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof, except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

All structures and improvements shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Planning Board.

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7 1/2 feet of any property line not a right-of-way line for a public street, road, or highway, except, however that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may upon application designate on a Subdivision Plat a lot, lots or parcels as "Common Open Areas" which will not be credited to "Open Space" but will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently represents.

APARTMENT LAND USE AREAS

Except as restricted by this paragraph, buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

- No structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- No structure shall be located within 40' of any of the property lines of the project.
- A minimum of 90' is required between parallel buildings (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.

- Apartment buildings, including accessory buildings, shall not be permitted to cover more than 30 percent of the lot or project area.
- No parking spaces or access driveways to parking areas shall be near than 20' from an apartment building.
- Sections 110-D-2-d and 110-E-1 of the Howard County Zoning Regulations and Subtitle 5 of the Howard County Code shall apply to all apartment land use areas.

MINIMUM FLOOR SPACE REQUIREMENTS

Efficiency apartments consisting of kitchen, bathroom and combination living room, dining space and bedroom.....400 sq. ft.
One bedroom apartments.....530 sq. ft.
Two bedroom apartments.....660 sq. ft.
Three bedroom apartments800 sq. ft.
Each additional bedroom shall increase the minimum floor space by 120 sq. ft.
Provided, however, that not more than 30% of the total dwelling units within the project may be efficiency apartments.

OTHER REQUIRED FACILITIES

Every apartment project shall provide adequate laundry facilities, proper maintenance of halls and other public areas. All open spaces in the project areas, except driveways and parking compounds, shall be planted and landscaped, and shall be maintained at all times.

SIGNS

Notwithstanding other provisions of these regulations only such signs as approved by the Planning Board at the time the site development plan is approved shall be permitted. Provided, however, that the maximum aggregate area of such signs shall not exceed 100 square feet.

ATTACHED LAND USE AREAS

No structure shall be located upon lots devoted to attached Land Uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 6B-2, buildings and other structures may be located at any location within attached land use areas. Whenever an Attached Land Use, single family dwelling, is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed in accordance with a site development Plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, buildings and other structures may be located at any location within Commercial Land Use Areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway, or within twenty (20) feet of any access to the parking lot area of a building or structure, or within ten (10) feet of any property line. However, structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

- PERMITTED USES - Section 125.0.C.3.d.(2):**

SINGLE FAMILY LOW DENSITY LAND AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses.

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.

APARTMENT LAND USE AREAS

Parcels B, D and Parcel C shall be devoted to apartment uses provided, however, that no more than 120 D.U., 240 D.U. and 180 D.U. may be constructed on Parcels B, D, or Parcel C, respectively.

This amended plat is intended to supersede final development plan Phase 77-A recorded among the land records of Howard County, Maryland in Plat Book 20, Folio 96 on March 23, 1972.
PLAT NO. 19026 RECORDED APRIL 25, 2007, and plat no. 19617 recorded on January 7, 2008.

ATTACHED LAND USE AREAS

Parcels E, I, J, F, G, H, shall be devoted to Attached Land Use, provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Section 125-A-5-b of the Howard County Zoning Regulations, Division of Attached Land Use Areas into individual lots to be owned individually, without front yards, without rear yards, and with groups of attached lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, leasees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion of such lots may be under one or several ownerships, and may be operated as rental units. No more than 150 D.U., 140 D.U., 60, D.U., 140 D.U., 180 D.U., 85 D.U. may be constructed on Parcel E, Parcel I, Parcel J, Parcel F, Parcel G, Parcel H.

EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:
a. Uses permitted in B-1 districts.
b. Uses permitted in S-C districts, except, however, that gasoline service stations are prohibited.

OPEN SPACE LAND USE AREAS

Lots 217, 367, 371, 373, 462, 556, 557, 558, 559, 560, 561, 562, 563, 574, 575, 565, 566, 567, 568, 569, 571, 572, 573, 576, 577, 578 and 374 are all to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Department of Planning and Zoning. Lots 562, 566, 567, 556, 557, and 572 include equestrian uses.

NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lots 565 and 571 are to be used for all open space land uses, including but not limited to, all of the following:
a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
b. Operation of a public or private child care center.
c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:

- The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
- Rummage sales, white elephant sales, cake sales, dances, and similar activities.
- Operation of a community hall including leasing of same for public or private uses.
- Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lots 563 and 581 may be used as a public school. In computing the amount of land devoted to Open Space use under the requirements of Section 125-A-8 of the Howard County Zoning Regulations, only 90% of the area of Lots 563 and 581 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125-A-8.

Lot 581 may be used for religious facilities, and structures used primarily for religious facilities. If used as a religious facility, then, in computing the amount of land devoted to open space use under the requirements of Section 125-A-8 of the Howard County Zoning Regulations, then 10% of the area of Lot 581 shall be evaluated as open space land use. In computing the minimum area as required by Section 125-A-8, Lot 581 will be non-credited open space.

VILLAGE OF LONGREACH

SECTION 1 AREA 1

PETITIONER

THE HOWARD HUGHES CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE SEVENTY SEVEN-A-IV

5TH ELECTION DISTRICT HOWARD COUNTY, MD.

8. HEIGHT LIMITATIONS - Section 125.0.C.3.d.(3):

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

APARTMENT LAND USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building.

ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

NEIGHBORHOOD CENTER - COMMERCIAL

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon Parcels O, P, and Q-1

OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board, including Lot 581

9. PARKING REQUIREMENTS - Section 125.0.C.3.d.(3):

SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of two (2) hundred square feet per each parking space shall be provided on each lot within single family land use areas.

APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces containing a minimum area of two (2) hundred square feet for each parking space, for each dwelling unit shall be provided within each lot devoted to apartment uses.

Whenever apartment units are constructed as an integral part of attached land use dwelling units, no less than one and one-half (1-1/2) parking spaces of the size specified above shall be provided for each apartment.

ATTACHED LAND USE AREAS

No less than two (2) offstreet parking spaces, each containing a minimum area of two (2) hundred square feet for each parking space, for each dwelling unit shall be provided in proximity to such dwelling unit. Such parking spaces may be parallel spaces located on paved areas adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of 60' or greater.

COMMERCIAL LAND USE AREAS - NEIGHBORHOOD CENTER

In all commercial land use areas, the following parking requirements shall apply.

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
- Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

OPEN SPACE LAND USE AREAS

Except as noted below, no parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space land uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval.

Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 125-A-8 of the Howard County Zoning Regulations.

RELIGIOUS FACILITIES

1.0 spaces per 3 seats in main assembly area. Benches shall be deemed to provide one seat per two feet of length. If there are no fixed seats or benches, ten (10.0) parking spaces per 1,000 square feet in the main assembly area. The requirement may be reduced by up to 55% if the use is located within 500 feet of the parking facility where sufficient spaces are available by permission of the owner during the time of services. The distance shall be measured between the entrance to the structure and the parking space closest to the entrance.
Applies to Religious facilities uses or structures primarily used for Religious activities.

10. SETBACK PROVISIONS - Section 125.0.C.3.d.(3):

GENERALLY

- Setbacks shall conform to the requirements of Section 6 above.
- Except that no building will be built closer than 75 feet from the property line of Parcel A adjacent to Little Patuxent Parkway.
- Buffer will be provided along the north line of Parcel I, as shown on a Site Development Plan subject to approval by Howard County Planning Board.
- Except that no building will be built closer than 75 feet from the property line of Parcel E adjacent to Little Patuxent Parkway.
- Buffer will be provided along the northeast property lines of Parcel K, as shown on a Site Development Plan subject to approval by Howard County Planning Board.

ATTACHED LAND USE AREAS

- Setbacks shall conform to the provisions set forth in Section 6 above.
- Buildings and other structures may be located within one foot of the easement or right-of-way of interior public streets constructed upon the land encompassed by this Final Development Plan phase.

SCHOOL SITE OPEN SPACE LAND USE AREAS

- Setbacks for religious facilities on lot 581 shall conform to the requirements of section 6 above.

11. MINIMUM LOT SIZES - Section 125.0.C.3.d.(3):

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 125.0.C.3.d.(3):

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than thirty percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures, except that a greater percentage of coverage of any such lot, not to exceed forty percent (40%) may be permitted if such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

APARTMENT LAND USE AREAS

In no event shall more than thirty percent (30%) of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to single family attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board, UNLESS OTHERWISE NOTED.

FOR LOT 581 ONLY, NO MORE THAN FIFTEEN PERCENT (15%) OF THE LAND USES WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO OPEN SPACE LAND USES ON LOT 581 SHALL BE COVERED BY BUILDINGS OR MAJOR STRUCTURES EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

TABULATION OF LAND USE

Land Use	77-A	77-A-I	77-A-II	77-A-IV
S.F.L.D.	88.897	88.897	88.897	88.897
Roadway	14.396			
S.F.M.D.	183.280	183.280	183.280	184.617
Roadway	31.160			
Apartments	39.329	39.329	39.329	39.329
Roadway	3.335			
Attached Land Use	79.926	79.926	79.926	79.926
Roadway	6.095			
Employment Center				
Commercial	2.685	2.658	2.658	1.321
Roadway	0.348			
Open Space				
Credited	85.155	84.891	74.791	74.834
Non-Credited	2.739	3.830	13.130	13.087
TOTAL	55.334	482.011	482.011	482.011

NOTE: In amended FDP phase 77-A-III, plat no. 19027, a correction to a typographical error in column 77-A-II, was made in place without creating a new column for amended FDP phase 77-A-III. Therefore, column 77-A-III is not shown in the tabulation.

NOTE: This plat is intended to supersede Sheet 3 of 23 recorded among the Land Records for Howard County, Maryland, on May 19, 1976 as plat 3054 W

PLAT NO. 19027 RECORDED APRIL 25, 2007, and plat no. 19618 recorded on January 7, 2008.

WILLAGE OF LONGREACH

SECTION I AREA I

PETITIONER

THE HOWARD HUGHES CORPORATION

COLUMBIA, MD. 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 77-A-IV

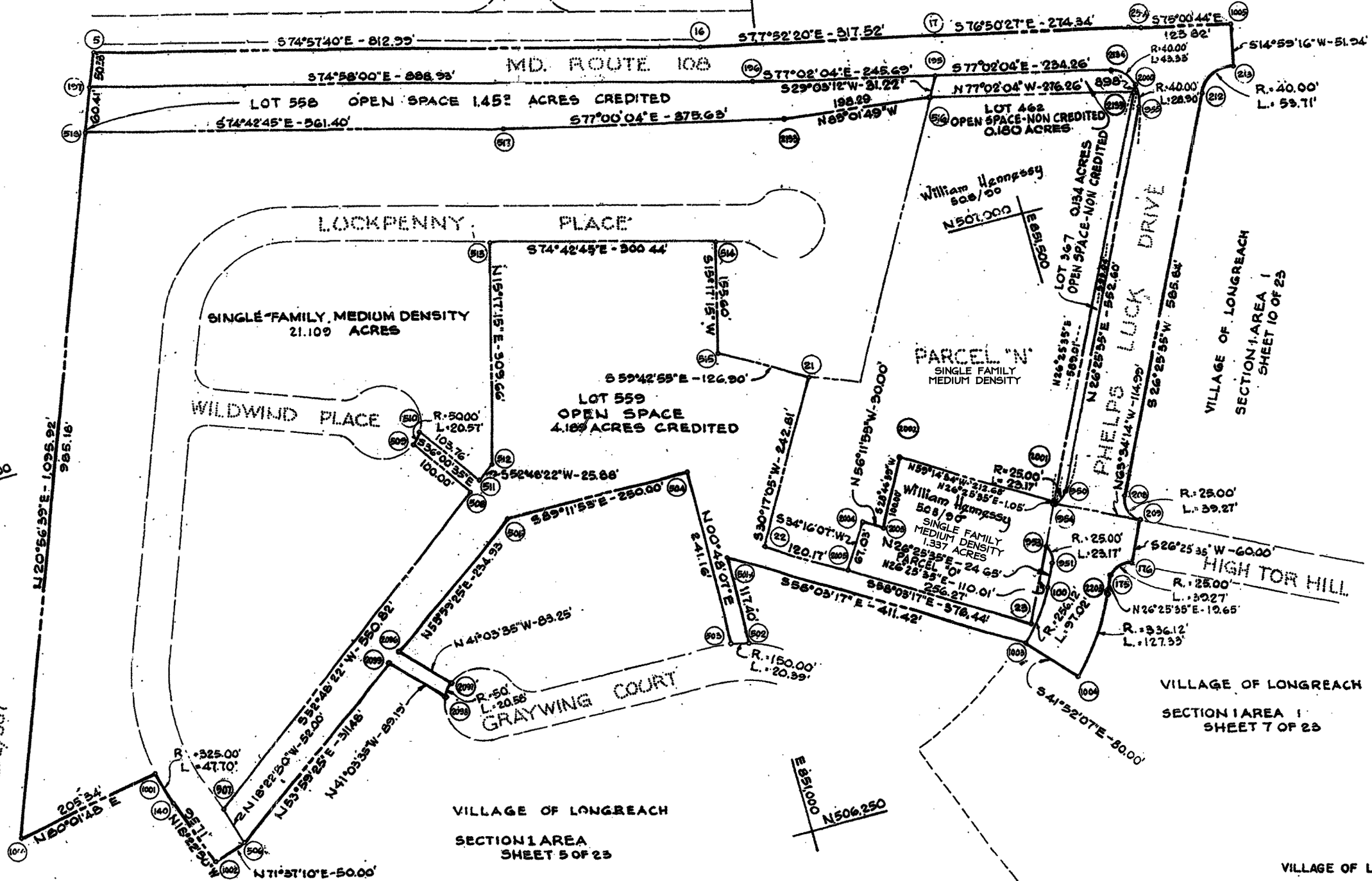
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 23

OAKLAND RIDGE IND. PARK
SECTION 2
PLAT BOOK 15/10

RED BRANCH ROAD

VINCENT J. MIANULLI
266/155



COORDINATES		
NO.	NORTH	EAST
15	507545.61	850359.26
16	507834.66	851144.80
17	507267.95	851454.94
21	506851.82	851156.10
22	506642.15	851035.65
23	506442.97	851355.08
25A	507205.51	851722.07
100	506497.06	851393.11
140	506511.44	850181.53
175	506479.06	851473.50
176	506490.52	851507.02
195	507212.91	851459.30
196	507268.04	851199.87
197	507498.61	850341.37
208	506877.56	851522.46
209	506544.05	851533.72
212	507102.18	851783.18
219	507123.30	851828.25
501A	506638.01	850985.58
502	506520.63	850983.34
503	506524.80	850964.00
504	506765.93	850967.37
505	506769.43	850717.40
506	506436.38	850259.15
507	506485.72	850242.76
508	506818.70	850681.34
509	506899.59	850622.74
510	506914.72	850656.46
511	506830.79	850697.47
512	506846.43	850718.08
513	507143.13	850799.73
514	507065.92	851089.54
515	506915.82	851048.51
516	507188.62	851424.14
517	507294.17	850861.31
518	507442.19	850319.77
990	506608.69	851441.50
991	506515.14	851404.09
992	506541.49	851404.04
993	506595.23	851430.75
994	507103.55	851694.53
1000	506522.10	849967.61
1001	506537.65	850169.86
1002	506420.61	850211.70
1003	506420.32	851334.70
1004	506360.75	851388.02
1005	507173.47	851841.68
2096	506631.31	850527.36
2097	506568.54	850382.04
2098	506522.26	850569.71
2099	506619.51	850511.12
2000	507131.68	851697.33
2001	506596.17	851451.22
2002	506704.92	851238.44
2003	506617.27	851200.29
2004	506633.96	851175.36
2005	506578.57	851137.62
2153	507209.68	851227.32
2164	507160.33	851667.68
2195	507123.63	851683.35
2205	506461.46	851464.76

MAZEL DUNCAN &
BEVERLY O'NEIL
252/307

VILLAGE OF LONGREACH
SECTION 1 AREA
SHEET 5 OF 23

VILLAGE OF LONGREACH
SECTION 1 AREA 1
SHEET 7 OF 23

VILLAGE OF LONGREACH

SECTION 1 AREA 1
PETITIONER

THE HOWARD HUGHES CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SEVENTY-SEVEN A-IV
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' SHEET 4 OF 23

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 23 RECORDED AMONG
THE LAND RECORDS OF HOWARD COUNTY ON JULY 7, 1970 IN PLAT BOOK 19 FOLIO 111
PLAT No. 19028 RECORDED APRIL 25, 2007, and plat. no. 19619
recorded on January 7, 2006.