



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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■ Ellicott City, Maryland 21043

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Voice/Relay

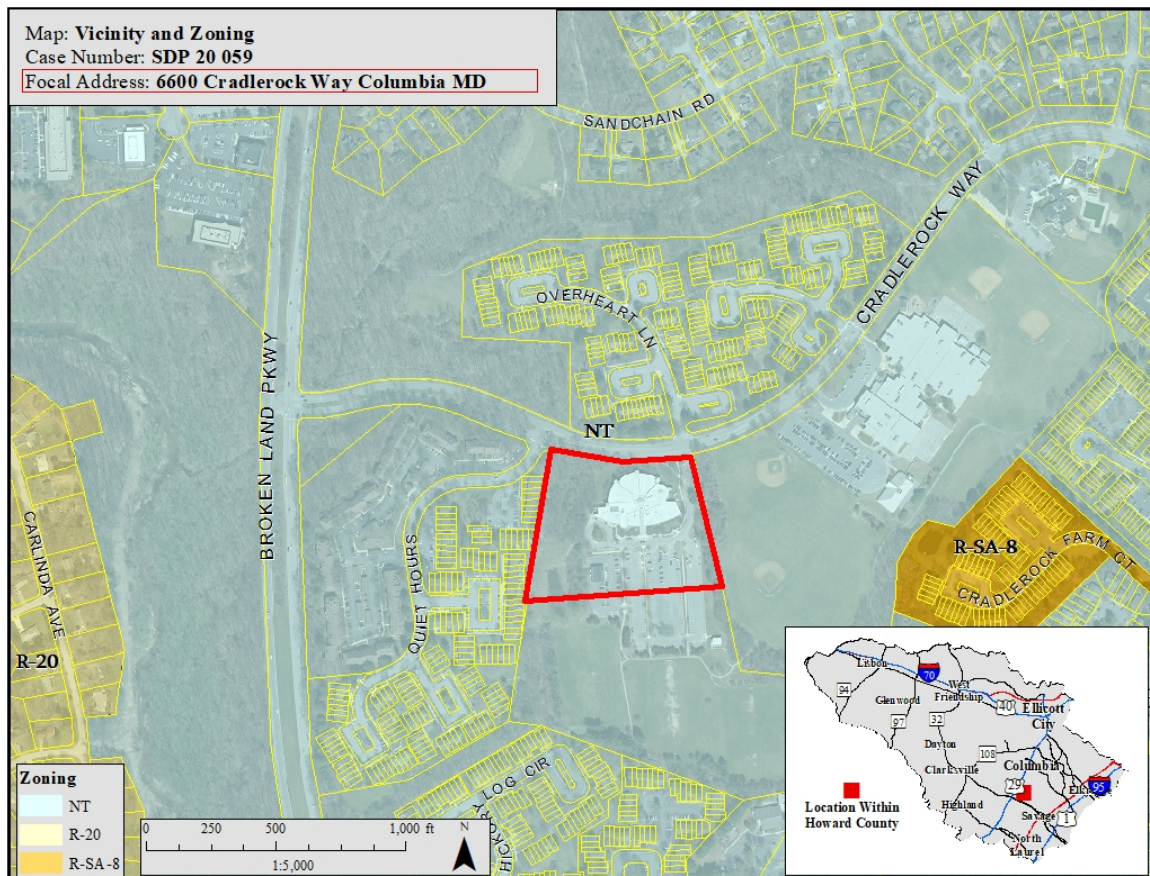
FAX 410-313-3467

TECHNICAL STAFF REPORT

SDP-20-059, East Columbia 50+ Center

Planning Board Meeting of April 1, 2021

- Case No./Petitioner:** SDP-20-059, Howard County Public Works
- Project Name:** East Columbia 50+ Center
- DPZ Planner:** Jill Manion, Planning Supervisor
- Request:** The Department of Public Works is proposing a new 29,468 SF senior center and associated site improvements adjacent to the East Columbia Library.
- Location:** The site is located at 6600 Cradlerock Way on the East Columbia Library property, also known as Tax Map 36, Parcel 36, Parcels A-1 and B-1 in the 6th Election District of Howard County, MD. The property is zoned NT within the Village of Owen Brown, Section 1, Area 4 as shown on FDP-212-A. The parcels consist of credited and non-credited Open Space.



Vicinal Properties:

- To the North:** The north of the property is bounded by Cradlerock Way. A Single Family Attached residential development is on the opposite side of the road.
- To the East:** Cradlerock Elementary School is located on the property to the east.
- To the South:** Athletic Fields are located on a majority of Parcel B-1 south of the library and future senior center. There are single-family attached homes south of the athletic fields and property line.
- To the West:** A single family attached residential development is located west of the library and senior center property.

General Comments:

A. Regulatory Compliance: This project is subject to compliance with Section 125.0.G.4 of the Zoning Regulations (effective October 6, 2013), "if the Planning Board reserved for itself the authority to approve a Site Development Plan and for all Downtown Revitalization, except as provided in "2" and "3" below, no permit shall be issued for any use until the Site Development Plan is approved by the Planning Board."

The project is also subject to the development criteria listed in the Final Development Plan 212-A, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (the October 7, 2007 Edition), and the Howard County Design Manual.

The applicant was advised to submit the plan to the Village Board of Owen Brown. The applicant forwarded the approval from the Village Board's Architecture Review Committee to the County which is attached to this report.

B. RELEVANT DPZ Plan History:

- FDP-212-A: An amended Final Development Plan and Criteria for the subject property was recorded in the Howard County Land Records on December 18, 1992 as Plat #3054-A-1258.
- F-92-152, "Columbia, Village of Owen Brown, Section 1, Area 4 Parcels A-1, B-1 and C" was recorded in the Howard County Land Records as Plat #10361 on June 23, 1992.
- SDP-92-075, Site Development Plan for the East Columbia Library and associated on-site improvements was approved on February 12, 1992.
- ECP-20-003, Environmental Concept Plan for the proposed site improvements associated with the East Columbia 50+ Center was submitted and is completing the review process. ECP originals will be submitted and signed prior to the signature approval of the Site Development Plan.

C. Proposed Development Plan/Site Improvements: SDP-20-059 proposes the addition of a two-story, 29,468 SF senior center within a portion of the existing library parking lot and a portion of wooded area adjacent to the library building. The limit of disturbance for the project is 2.59 acres.

D. Existing Site Conditions:

- Access, Structures, and Parking Area: Currently the property contains the East Columbia Library on Parcel A-1, a large parking area on Parcel A-1 and Parcel B-1, and athletic fields on Parcel B-1.
- Forest Cover: There is some existing forest on the site that was planted by the Department of Recreation and Parks using Forest Conservation Fee-in-Lieu funds. The impacted forest area is being replaced on-site. The property is exempt from the requirements of Section 16.1200 of the Howard

County Code for Forest Conservation because the property is zoned NT which had preliminary development plan approval and was 50% or more developed prior to December 31, 1992 per Section 16.1202.(b)(1)(ii).

- **Environmental Features:** There are no wetlands, streams, or floodplain located on the subject property. There will be some moderate slopes impacted by the project, but these impacts will be minimal and the areas do not meet the definition for regulated steep slopes as defined in Section 116(b)(1)(ii) of the Subdivision and Land Development Regulations.

E. Final Development Plan Analysis: This Amended Site Development Plan has been evaluated for compliance with FDP-212-A. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required.

Below is a summary of the major FDP criteria used in this evaluation:

1. **Permitted Land Uses:** In accordance with FDP-212-A, a County Library and ancillary public facilities may be constructed on Parcel A-1. A senior center is considered an ancillary use to the library as many senior centers are co-located with libraries throughout the County.
2. **Setback Requirements:** This project meets the applicable setbacks as required by the Site Development Plan and FDP-212-A. The new structure meets the 30' setback from the right-of-way and the 25' setback from any property line.
3. **Height Requirement:** In accordance with FDP-212-A, no height limitation is imposed upon structures constructed within this Final Development Plan provided improvements thereon are constructed in accordance with an SDP approved by the Howard County Planning Board. The proposed structure will be 31 feet at its highest point.
4. **Coverage Requirements:** The FDP states that buildings may not cover more than 10% of the land devoted to open space uses within the FDP phase except as approved by Planning Board. There is a total of 24.46 acres of open space shown on FDP-212-A. With the addition of the senior center to the library property, the aggregated building coverage will be 5.8% of the total open space on FDP-212-A, well below the maximum 10% coverage.
5. **Parking Requirements:** The FDP states that *"No parking requirements are imposed upon any of the land within this final development plan phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements may be imposed by the Howard County Planning Board at the times a site development plan is submitted for approval."* The Zoning Code also does not provide parking requirements for any of the proposed uses on the site.

The current site contains 410 parking spaces and following the construction of the new facility, 366 parking spaces are proposed for the site. A parking study was conducted to determine the adequate number of parking that would be individually required for the library (165 spaces), senior center (92 spaces) and the athletic fields (112 spaces). The consultant used the national average parking demand for each use category published within ITE's Parking Generation-4th edition and determined that a maximum of 369 spaces would be required if each facility had identical peak times of use. Because the facilities will be sharing the available parking, the site development plan identified the hours of operation for each facility and the peak hours of use, which have minimal overlap, therefore reducing the total number of spaces that need to be available at any one time on-site. The combined peak usage at any one time falls below the sum of the parking spaces for the site. As such, providing 366 spaces on site will adequately meet the needs of three facilities on site.

All parking is located on-site within non-credited open space in accordance with the Final Development Plan requirements and Section 125.0.A.8.e.1 of the Zoning Regulations.

Other considerations:

1. Stormwater Management: Stormwater Management for this site will be met with micro-bioretentation facilities in accordance with the 2010 Stormwater Management Act.
2. Forest Conservation: The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT which had preliminary development plan approval and was 50% or more developed prior to December 31, 1992 per Section 16.1202.(b)(1)(ii).
3. Landscaping: Landscaping is provided in accordance with the Howard County Landscape Manual which included a Type C buffer to the western property boundary to buffer the adjacent residential development, as well as shade trees within the redesigned parking area. In addition, the plan was submitted to the Owen Brown Village Board for Architectural Review Committee Approval. The applicant forwarded the approval from the Village Board's Architecture Review Committee to the County which is attached to this report.

DocuSigned by:

Amy Gowan

3/18/2021

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Amy Gowan, Director
Department of Planning and Zoning



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January 21, 2021

Sharon Walsh, Division Chief
Bureau of Facilities, Design & Construction Division
9200 Berger Road
Columbia, MD, 21046

RE: New East Columbia 50+ Center

Dear Ms. Walsh:

The Owen Brown Community Association is looking forward to the construction of the proposed design for the East Columbia 50+ Center. We met with Ms. Luftman, the PM for the project, and the design team back in November and reviewed the architectural and landscape plans for the new 50+ Center during a community meeting. We greatly appreciate their efforts and, if built as proposed, the facility will greatly improve services available to the seniors in Owen Brown. We hope these plans are approved as quickly as feasible and that the county funds the construction in the near term.

Sincerely,
Owen Brown Village Board