



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Final Plan Amendment for the Village of Long Reach

Planning Board Meeting of June 17, 2021

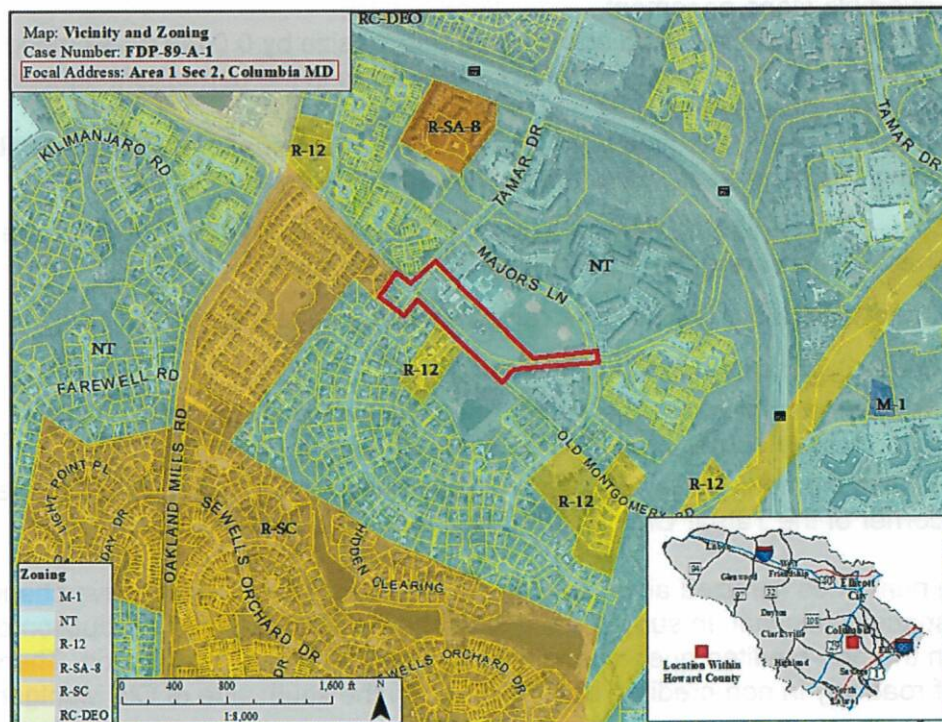
Case No./Petitioner: FDP-89-A-2, Howard Research and Development Corporation and Columbia Association, on behalf of Howard County Department of Public Works.

Project Name: Final Development Plan for Village of Long Reach, Section 1, Area 2

DPZ Planner: Jill Manion, Planning Supervisor
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Request: A final development plan amendment (FDP-89-A-2). Request to amend the FDP to reduce credited open space on Lot 222 by 0.0622 acres and revise the boundaries of the right-of-way at the intersection of Tamar Drive and Old Montgomery Road to accommodate the construction of a traffic circle. Right-of-way area in non-credited open space and single-family medium density land use areas will be increased by 0.1221 acres.

Location: The project is located at the intersection of Old Montgomery Road and Tamar Drive in the Village of Long Reach. The credited open space lot impacted by the right-of-way project is situated just northeast of the intersection and is owned by the Columbia Association (Tax Map 36, Parcel 373, Lot 222). The impacts are adjacent to the existing Tamar Drive right-of-way. The remaining right-of-way boundaries that will be adjusted are along Tax Map 36, Parcel, 337, non-credited open space Lot 12 as well as along two single-family residential lots (Tax Map 36, Parcel 337, Lots 32 and 217).



Vicinal Properties:

North: Jeffers Hill Elementary School

South: Single-family detached residential subdivision

East: Old Montgomery Road right-of-way

West: Single-family attached residential subdivision and Old Montgomery Road right-of-way.

Site History:

Lot 222 was first recorded in the Land Records of Howard County in Plat Book 25, Folio 57 on July 20, 1973. It was first identified in its current configuration as credited open space on FDP-89-A which was recorded in Plat Book 20, Folio 148 on December 11, 1979. A neighborhood center and community pool facility were developed on the lot in accordance with SDP-73-124. Lot 12 was first identified as non-credited open space and the land south of Old Montgomery Road was identified as Single Family – Medium Density on FDP-89 recorded in Land Records of Howard County as Plat Book 20 Folio 21-31. The character of the land has remained unchanged since those improvements were made.

Description and Purpose of the Proposed Final Development Plan Amendments:

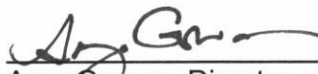
In order to accommodate a proposed traffic circle for improved circulation at the intersection of Tamar Drive and Old Montgomery Road, the petitioner proposes the following amendments to FDP-89-A:

- Alter the land use chart on Sheet 3 to reduce credited open space by 0.0622 acres and increase non-credited open space by 0.0622 acres.
- Alter the land use chart on Sheet 3 to increase the road way area in single-family residential uses by 0.0262 acres.
- Revise Sheet 5 to make the following changes to Lot 222:
 - Reduce credited open space by 0.0062 acres in the northwest corner of the lot to account for a revertible slope easement.
 - Reduce Lot 222 credited open space and lot size by 0.0449 acres along the southwest boundary of the property to reflect the revision in the permanent right-of-way line. Thereby increasing the right-of-way by 0.0449 acres.
 - Reduce Lot 222 credited open space by 0.0111 acres to reflect a revertible slope easement along the southwest corner of the revised right-of-way boundary.
- Revise Sheet 5 to adjust the right-of-way boundary along Lot 12 and reduce the lot area by 0.0510 acres. Thereby increasing the right-of-way by 0.0510 acres.
- Revise Sheet 5 to add a 0.0007-acre revertible slope easement on Lot 12.
- Revise Sheet 9 to make the following changes:
 - Revise the right-of-way boundary and increase roadway area by 0.0081 acres at the southwest corner of the Tamar Drive/Old Montgomery Road intersection.
 - Revise the right-of-way boundary and increase road area by 0.0181 acres at the southeast corner of the Tamar Drive/Old Montgomery Road intersection.

While there are numerous itemized amendments on the plan sheets, the effective change in right-of-way and credited open space is minimal. In sum, there is a total credited open space reduction of 0.0622 acres. The roadway area in the non-credited open space maintains the land use designation. There will be a total of 0.0959 acres of roadway in non-credited open space. On the south side of Old Montgomery Road, the

roadway increases by a total of 0.0262 acres in the single-family medium density land use designation. This does not result in a change in the percentage of land area designated for this residential land use for New Town. With these changes, the Department of Public Works will acquire a total of 0.1221 acres of right-of-way and 0.018 acres of revertible slope easement to accommodate the construction of the new traffic circle.

Section 125.0.D requires amendments to a Final Development Plan to be considered at a public meeting. The changes reflected on the Final Development Plan are to revise the zoning document. However, the Department of Public Works must also record documents individually with the land owners to complete the transfer of land to right-of-way and to obtain the revertible slope easements. Minor drafting comments associated with these transfers will need to be addressed prior to mylar recordation in Land Records.



Amy Gowan, Director
Department of Planning and Zoning