



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of September 9, 2021

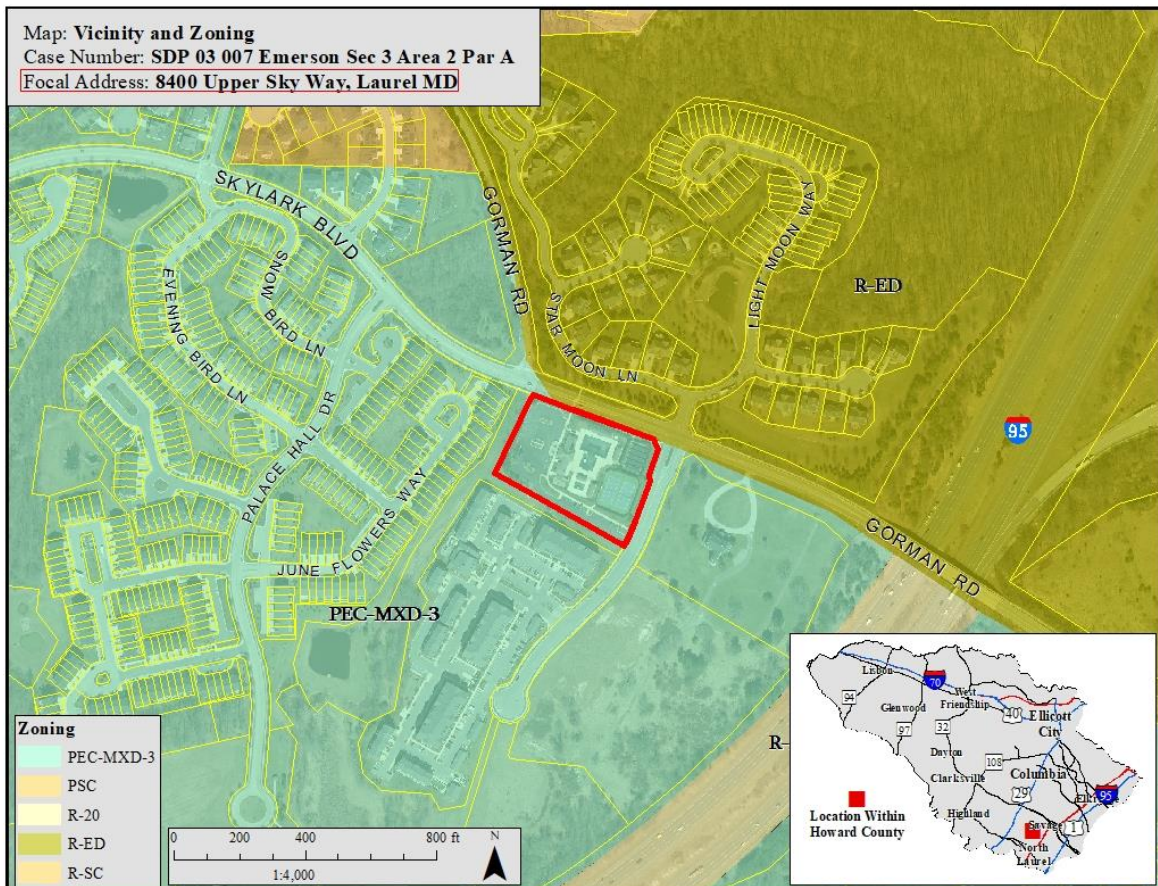
Case No./Petitioner: SDP-03-007 / Emerson Community Association

Project Name: Emerson – Community Center and Recreational Facility

DPZ Planner: Julia Sauer, Planning Supervisor
(410) 313-4342, jsauer@howardcountymd.gov

Request: A site development plan (SDP-03-007). Request to modify the site development plan to renovate and expand the existing community center on “MXD-3” (Mixed Use Development) zoned property in accordance with Section 127.0.F of the Howard County Zoning Regulations.

Location: The property is located at 8400 Upper Sky Way at the southwest intersection of Gorman Road. The property can be found on Tax Map 47, Grid 8, Parcel 1052, Lot A in the Sixth Election District of Howard County. The site is designated “Employment” land use.



Vicinal Properties:

North: North is Gorman Road. Opposite of Gorman Road are single family detached lots zoned R-ED.

South: South is open space and single family attached dwellings and apartment units that are part of the Emerson community and designated as "Other Residential" land use.

East: East is Upper Sky way. Opposite of Upper Sky Way is an existing historic house, "Stephens Property", that is a focal point for the Emerson community and designated as "Employment" land use.

West: West is open space and single family attached lots that are part of the Emerson community and designated as "Other Residential" land use.

Regulatory Compliance:

This property must comply with the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Howard County Forest Conservation Manual and the Howard County Landscape Manual.

History:

- **ZB-979M, Zoning Map Amendment** – To rezone the property to MXD.
- **PB-339, Planning Board Hearing** – To consider the petition for approval of a Comprehensive Sketch Plan.
- **S-99-012, Comprehensive Sketch Plan** – Approved on September 1, 1999.
- **F-02-178, Final Subdivision Plan** – Recorded on April 10, 2003 to establish Parcel A in Emerson, Section 3, Area 2.
- **SDP-03-007, Site Development Plan** – Planning Board approved on October 2, 2002 to construct a one-story community center and recreational facility with accessory uses. DPZ approved on April 24, 2003

Existing Site Conditions:

The site contains an existing 4,765 SF one-story community center and recreational facility, swimming pools, tennis courts, pavilions, playground, 95 parking spaces and accessory ground-mounted solar collectors.

Proposed Site Conditions:

The proposal is to renovate the existing community center and add a second-story addition. The renovation and addition will result in a 9,639 SF building with a height of 37 feet.

Criteria for Planning Board Approval of a Site Development Plan:

In accordance with Section 127.0.F.2 of the Zoning Regulations, the Planning Board shall approve a Site Development Plan if it finds that the plan:

- a) **Is consistent with the approved Preliminary Development Plan, Comprehensive Sketch Plan and Development Criteria;**

The bulk regulations for the subject property are contained in the Development Criteria on the approved Comprehensive Sketch Plan and are as follows:

Required	Provided with this proposal
25' structure setback from any public street right-of-way	60' ± from Gorman Road
15' parking setback from external road	15' from Gorman Road
10' parking setback from internal road	35' ± from Upper Sky Way
50' structure setback from any residential district	170' ± from Other Residential Land Use
120' maximum height	37' for the community center building
23% Max Floor Area for all Employment Land Uses	7.6%
35% Max Floor Area for any individual Employment Land Use parcel	7.0%
1 parking space per..... 7 people allowed in pools (70 spaces) Plus 4 spaces per tennis court (8 spaces)	95 spaces (includes 4 HC spaces)

The proposed plan complies with all bulk requirements. Please note, the proposal does not alter the parking requirement or existing design.

b) Satisfies the applicable requirements of Section 127.0.E.3;

Section 127.0.E.3 has been satisfied with the previous approval of the Comprehensive Sketch Plan and Development Criteria (S-99-012).

c) Makes effective use of landscaping to provide buffers where needed to enhance site design;

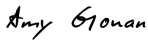
The existing approved plan complies with the Howard County Landscape Manual. A heavy buffer of shade trees, evergreen trees and shrubs exist along the perimeter of the parcel and rows of shrubs are planted around the community center fence and in front of the community center. The proposed renovation and addition will require the relocation of some shrubs along the front of the building to accommodate the façade changes and maintain the landscaped site design.

d) Provides square, plazas, or other useable landscaped areas within apartment developments, office developments or focal points; and

This criterion is not applicable because the project is not within an apartment development, office development or focal point.

e) Implements the pedestrian circulation system for the Mixed Use Development.

This plan does not propose changes to the existing pedestrian circulation system.

DocuSigned by:


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 Amy Gowan, Director
 Department of Planning and 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.