



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of December 2, 2021

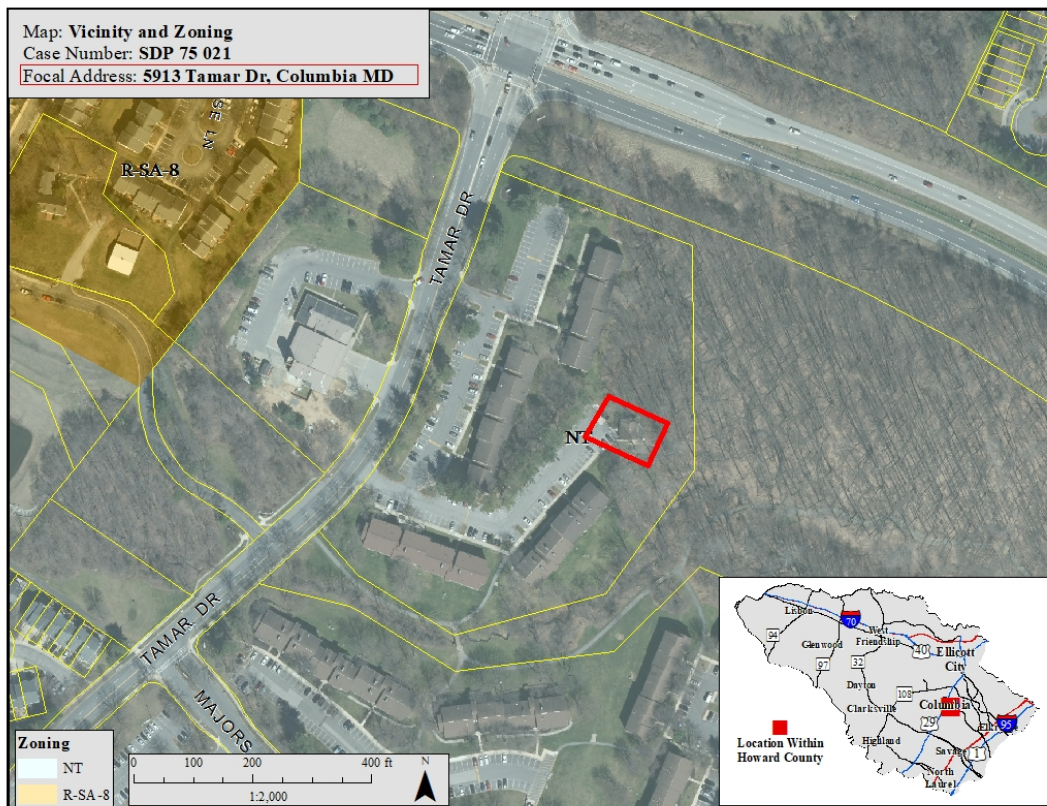
Case No./Petitioner: SDP-75-021C, Treover Condominiums, Village of Long Reach

Project Name: Village of Long Reach 1/2 – Treover Condominiums

DPZ Planner: Jennifer Wellen,
(410) 313-4394, jwellen@howardcountymd.gov

Request: A Site Development Plan (SDP-75-021C). Request for approval of SDP-75-021C with modification for a 2131 square foot building addition and a 453 square foot deck for the existing community clubhouse. The Property is Zoned “NT” (New Town). Planning Board approval is required for any construction of structures with the Apartment Land Use area as reserved on the approved Final Development Plan (FDP 89 & A-1).

Location: The New Town (NT) zoned site is located at 5913 Tamar Drive; identified as Tax Map 36, Parcel 337. The property is located on the East side of Tamar Drive, South of Route 175, North of Majors Lane in the Sixth Election District.



Vicinal Properties:

North: North of the project site is Route 175.

South: South of the property are more Treover Condominium units that are part of the Village of Long Reach, Section 1, Area 2.

East: To the East is existing forested open space. Open Space Lot 7, recorded on Plat Book 21, Folio 21, is 9.568 acres, zoned New Town (NT) and is owned by the Columbia Association.

West: West of the property is Tamar Drive. Opposite Tamar Drive is Station 9 of the Howard County Fire and Rescue Service.

Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

Regulatory Compliance:

This property must comply with Section 125.0.G. of the Zoning Regulations, the criteria listed in FDP-89-A-1, the amended Fifth Edition of the Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Howard County Landscape Manual.

History:

- **PB-21-020, Village of Long Reach-** – To consider the petition for approval of a Comprehensive Sketch Plan.
- **F-70-089, Final Subdivision Plan** – Recorded December 23, 1970, Village of Long Reach. Section 1. Area 2
- **FDP-89-A-1, Final Development Plan** – Recorded July 2, 1974, Parcel D Village of Long Reach Section 1, Area 2
- **SDP-75-021c, Site Development Plan** – Planning Board approved on December 26, 1974 to construct a one-story community center and recreational facility with accessory uses. DPZ approved on February 6, 1975.

Site Development Plan Analysis

Permitted Uses

The FDP-89-A-1 allows for apartment buildings and structures, including accessory buildings in the apartment land use area. The site is currently comprised of 108 condominium units and an existing 818 square foot one-story community center that contains offices and maintenance and storage areas.

The project proposal is to add a 2,131 square foot addition to the existing club house on the Western edge of the property. The proposed addition will include new offices for the condominium staff, a central meeting area, and event space to be used for private functions for the condominium community and their invited guests. There will also be an exercise room for use by the residents only, as well as accompanying restroom facilities. The existing dumpster and enclosure are also proposed to be relocated to the Northwest side of the parking lot in front of the community building. The proposed addition to the community building is in conformance with the permitted uses as per the FDP.

Parking

Off street parking is required per the approved FDP-89-A-1.

- 1.5 spaces per unit (108 Units)
 - . Required = 162 spaces
 - . Provided = 171 spaces (including 1 van accessible HC space 9x18)
- Community Office/club house – None are required (clubhouse is for apartment residents only)

Setbacks, Building Height, Lot Coverage

The bulk regulations for the subject property are contained in the Development Criteria on the approved Final Development Plan. The proposed modifications meet the requirements as follows:

Required	Provided in the proposal
30' structure setback from any public street right-of-way	350± from Tamar Drive
40' of any property lines of the project	Meets all setbacks from all property lines
40' between buildings	53' from closest apartment complex
No more than 30% of lot coverage	14.7% lot coverage
40' maximum height	25.67' height at building center

Stormwater Management

Stormwater Management for this site was previously addressed and completed. The combined total limit of disturbance of 4980 SF for the proposed clubhouse addition does not trigger any additional stormwater management for this lot.

Forest Conservation

The property is exempt from the requirements of Section 16.1200 of the Howard County Forest Conservation because the property is zoned NT which had a preliminary development plan approval and was 50% or more developed prior to 12/31/92 per Section 16.1202(b)(1)(ii).

Landscaping

The existing approved site development plan complies with the Howard County Landscape Manual. The proposed addition will require the replanting of six trees and two shrubs along the north east side of the of the new building for screening. The new dumpster location and enclosure will also be planted in conformance with the Howard County Landscape Manual requirements type D buffer.

The plan does not propose changes to any of the existing usable open and landscaped areas throughout the condominium complex. The project proposal will add usable space to the existing community building and will create an outdoor deck area to be used by the Treover Condominium residents.


Amy Gowan, Director
Department of Planning and Zoning

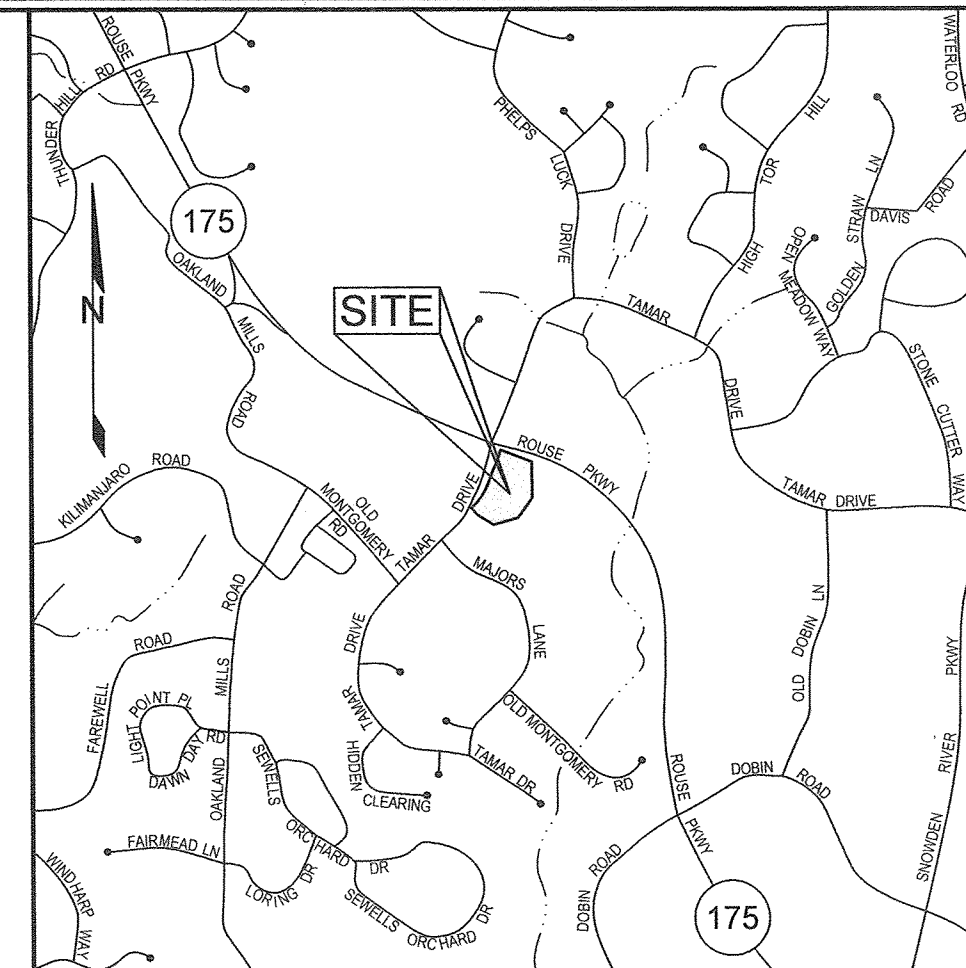
Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B	0.43
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.32

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND

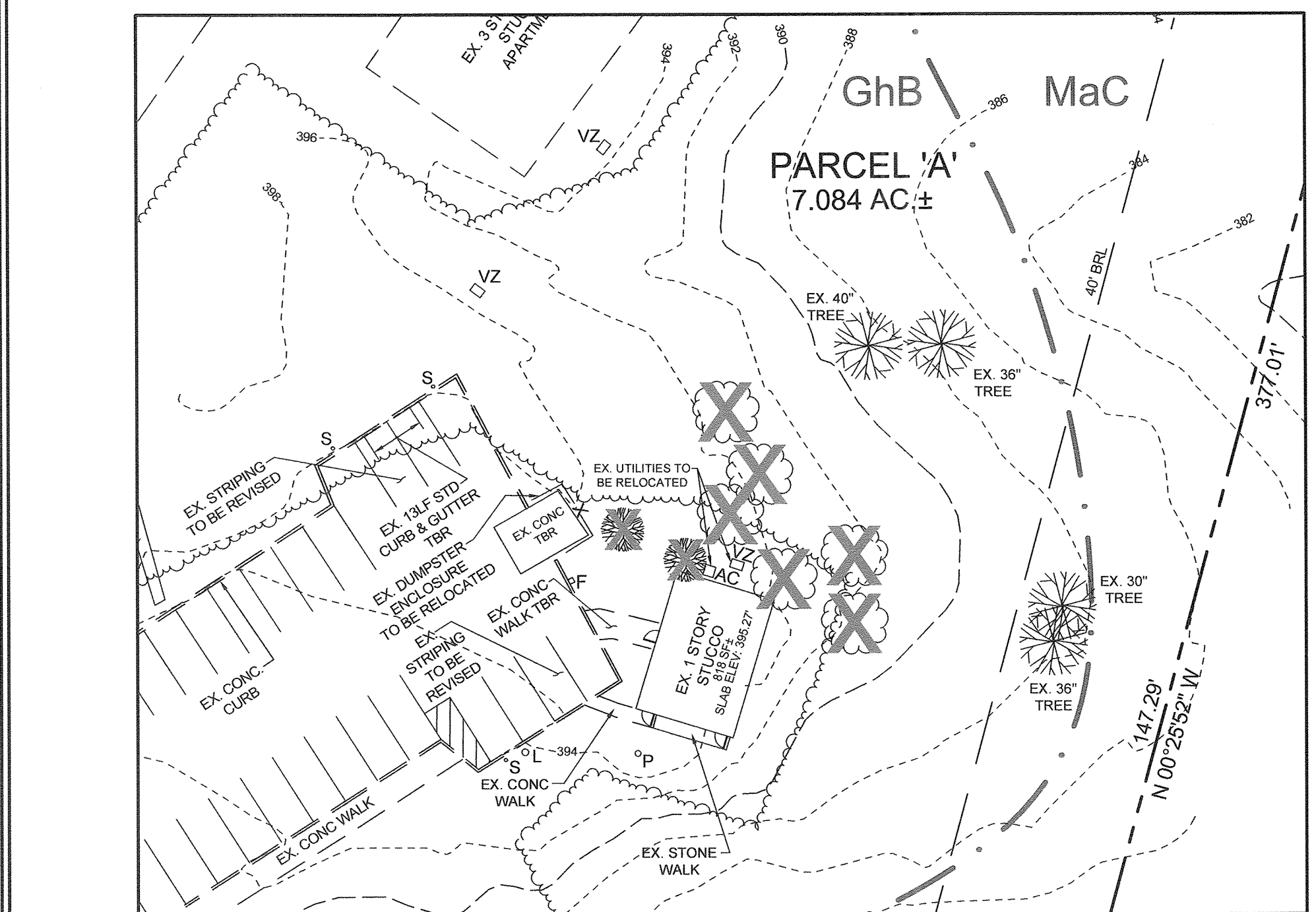
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- FLOODPLAIN BOUNDARY
- SOIL BOUNDARY
- BORING LOCATION
- EXISTING VERIZON BOX
- EXISTING AIR CONDITIONER
- EXISTING FREE LIBRARY
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING PET RECEPTICAL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- TO BE REMOVED
- EXISTING TREE
- EXISTING TREES TO BE REMOVED
- PROPOSED P-2 PAVING SECTION
- LIMIT OF DISTURBANCE



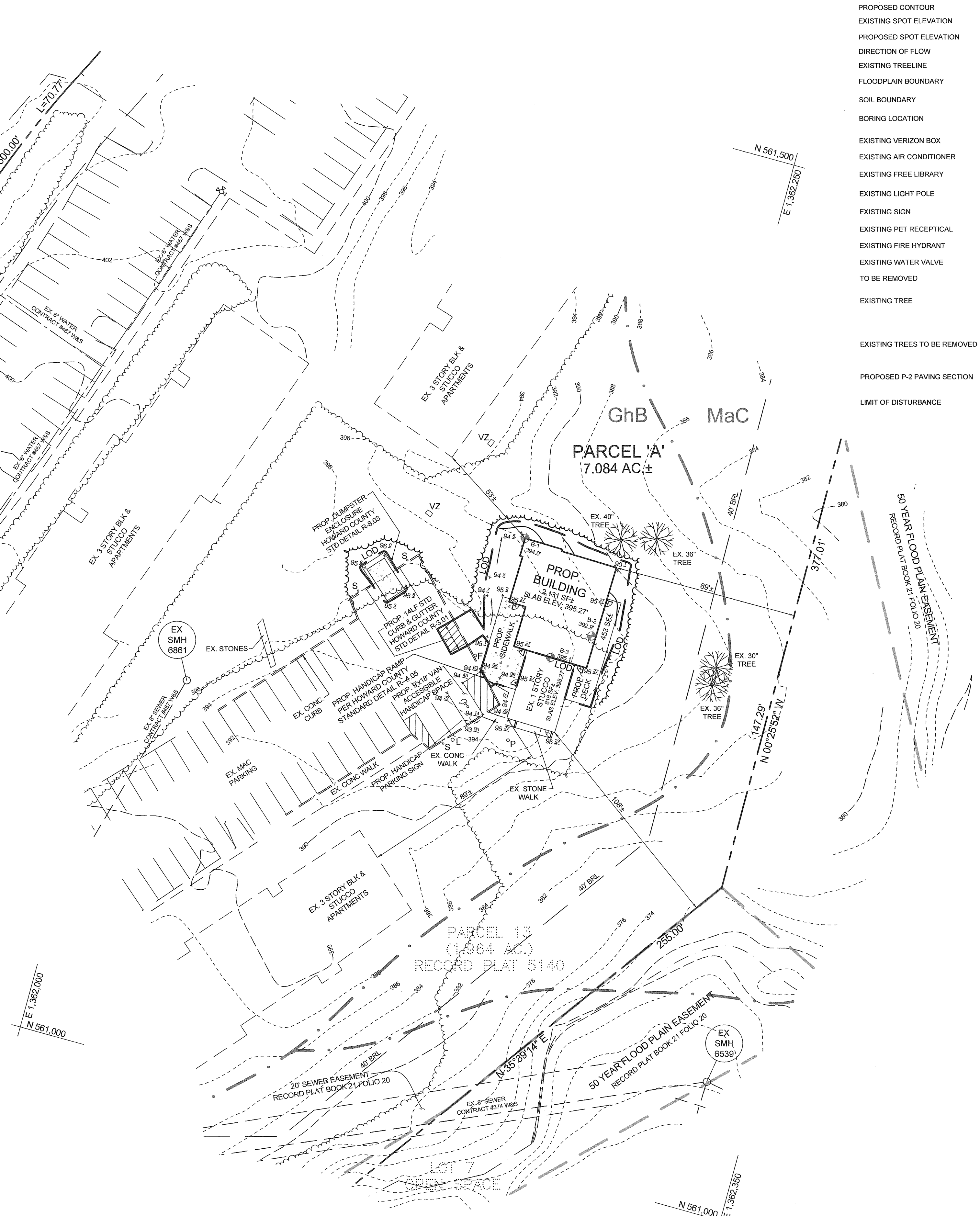
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED NT.
- PROPERTY ADDRESS: 5913 TAMAR DRIVE
- HOWARD COUNTY FILE # FDP-89-A-1, PLAT BOOK 21 PAGE 20, RECORD PLAT 5140, 467-W&S, 374-W&S
- THE BOUNDARY SHOWN HEREON IS BASED ON RECORD PLAT 21-020.
- THE TOPOGRAPHY SHOWN WITHIN THE AREA OF PROPOSED CONDITIONS IS AT TWO FOOT INTERVALS AND IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY NIT ASSOCIATES IN SEPTEMBER 2019. THE TOPOGRAPHY OUTSIDE THE AREA OF PROPOSED CONDITIONS IS TAKEN FROM THE HOWARD COUNTY GIS FLOWN IN 2011.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY SILL ENGINEERING GROUP, LLC IN NOVEMBER 2019. THERE ARE NO STREAMS, WETLANDS, FLOODPLAINS OR THEIR BUFFERS WITHIN THE LIMIT OF DISTURBANCE.
- NO SPECIMEN TREES WILL BE REMOVED WITH THIS DEVELOPMENT.
- ASPHALT PAVING REPLACEMENT TO BE PAVING SECTION P-2 PER HOWARD COUNTY STANDARD DETAIL R-3.01.
- PARKING REQUIREMENTS FOR APARTMENT USES PER FINAL DEVELOPMENT PLAN PAHSE 89, VILLAGE OF LONG REACH SECTION 1 AREA 2:
 - REQUIRED = 162 SPACES
 - PROVIDED = 171 SPACES (INCLUDING 1 VAN ACCESSIBLE HC SPACE 9'X18')
 - COMMUNITY OFFICE/ CLUBHOUSE
 - NONE REQUIRED
- THE PROPOSED LIMIT OF DISTURBANCE WILL BE 4,980 SF. THEREFORE THE STANDARD HOWARD COUNTY SEDIMENT CONTROL PLAN CAN BE UTILIZED.
- COVERAGE REQUIREMENTS PER SECTION 17.031 E STATE THAT IN NO EVENT SHALL MORE THAN 30% OF ANY PARCEL 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.
 - EXISTING APARTMENT LOT COVERAGE = 43,230.52 SF = 14.0% OF LOT
 - PROPOSED APARTMENT LOT COVERAGE = 45,363.98 SF = 14.7% OF LOT



DEMOLITION PLAN
SCALE: 1"=30'

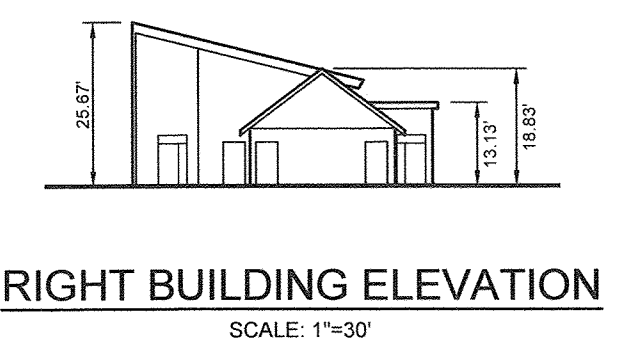


PLAN VIEW
SCALE: 1"=30'

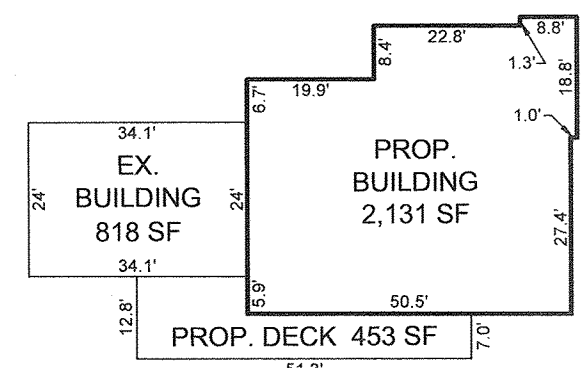
THE PURPOSE OF THIS SHEET IS TO SHOW AS-BUILT AND PROPOSED CONDITIONS

NOTE: THE COMBINED TOTAL LOD OF 4,980 SF IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT ANY FUTURE INCREASE EXCEEDING 5,000 SF SHALL BE REQUIRED TO MEET CURRENT STORMWATER MANAGEMENT CRITERIA.

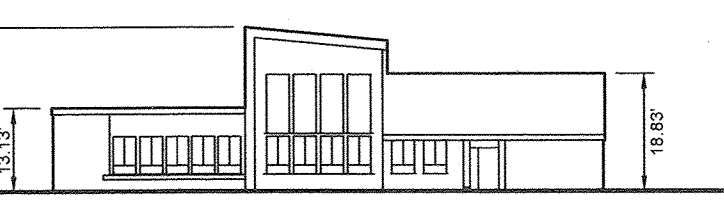
CONTRACTOR TO ENSURE ALL PROPOSED EXTERIOR ACCESS WAYS, INCLUDING SIDEWALKS, RAMPS, STAIRS, AND HANDICAP ACCESSIBLE AREAS COMPLY WITH THE MOST RECENT APPLICABLE VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.



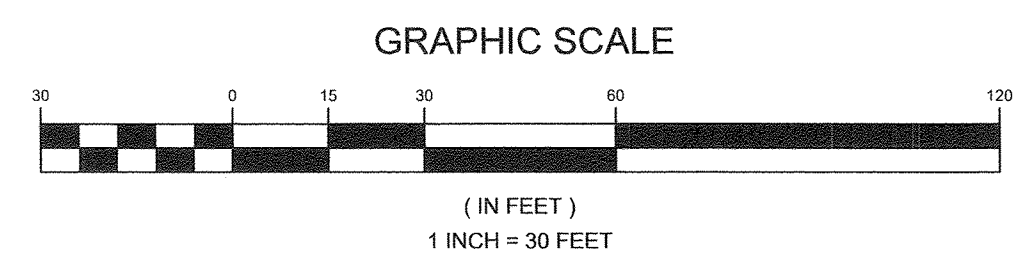
RIGHT BUILDING ELEVATION
SCALE: 1"=30'



BUILDING DIMENSIONS
SCALE: 1"=30'



FRONT BUILDING ELEVATION
SCALE: 1"=30'



GRAPHIC SCALE
1 INCH = 30 FEET

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

NO.	DESCRIPTION	DATE
1	SHOW BUILDING ADDITION AND RELOCATION OF THE DUMPSTER	10/27/2021

**REVISED SITE DEVELOPMENT PLAN
TREVOR CONDOMINIUMS
VILLAGE OF LONG REACH
SECTION 1 AREA 2
5913 TAMAR DRIVE**

TAX MAP 36 GRID 11
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PARCEL 337

SILL ENGINEERING GROUP, LLC
26005 Frederick Road
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: AC
CHECKED BY: PS
SCALE: AS SHOWN
DATE: OCTOBER 27, 2021
PROJECT #: 18-093
SHEET #: 2 of 2

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2023.