



TECHNICAL STAFF REPORT

**Planning Board Meeting of July 7, 2016**

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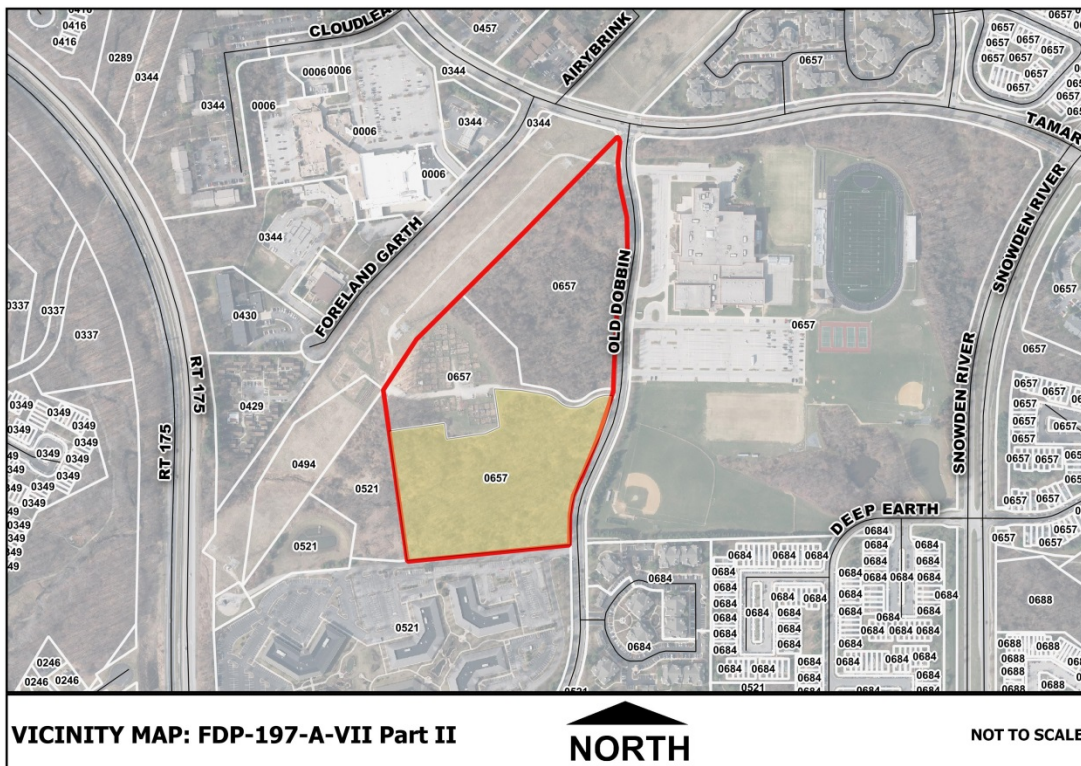
**Case No./Petitioner:** FDP-197-A-VII, Part II – Village of Long Reach, Section 3  
The Howard Research & Development Corporation, Petitioner

**Subject:** Village of Long Reach, Section 3, Tax Map 37, Parcel 657, Lot 96 (a portion of former Lot 91)  
Old Dobbin Lane, Columbia, MD 21045

**Request:** For Planning Board approval of FDP-197-A-VII, Part II which is an amendment to the previously approved and recorded Final Development Plan (FDP) for the Village of Long Reach, Section 3, Part II. The purpose of this amendment is to change 0.374 acres of credited open space to non-credited open space, which would allow the construction of a driveway and parking lot for a future Indoor Tennis Center proposed at this location.

**Location:** FDP-197-A-VII Part II applies to 229.45 acres of New Town zoned land identified as the Village of Long Reach, Section 3, Part II. The entire FDP area is located east of the BGE transmission line, south of Route 108 and north of Route 175 and Dobbin Road, and includes land on both the east and west sides of Snowden River Parkway. The subject property is located on the west side of Old Dobbin Road, just east of the BGE Transmission Line between Dobbin Road and Tamar Drive on Tax Map 37, Parcel 697 Lot 96 (a portion of an open space lot identified as Lot 91 on the FDP, the boundary of which is outlined in red in the vicinity map below) and is in the Sixth Election District of Howard County, Maryland.

**Recommendation:** Approval subject to compliance with comments from Planning Board and SDP review comments (see attachment A). DPZ-DLD is the only SRC agency that commented on the FDP Amendment.



Vicinal Properties: The property that is the subject of this amendment is surrounded by the following land use areas:

**North Side** – To the north is a private drive and the community garden plots. Further north is forested land.

**East Side** – To the east is Old Dobbin Lane. The Long Reach High School and Bristol Green Condominium community are located on the opposite side of Old Dobbin Lane.

**South Side** – To the south is Route 175 Commercial office complex, also known as “Old Dobbin Lane at Columbia Crossing”.

**West Side** – To the west is additional forested lane and the BGE Transmission Lines.

Site History:

- **FDP-197 Part II:** The Final Development Plan and Criteria for the subject property was recorded on July 8, 1988 as Plat 3054-A, pages 988-997 to establish the Village of Long Reach, Section 3, Part II, with single family medium density, apartment, attached (dwelling), employment center, and open space land uses over 229.55 acres.
- **FDP-197-A Part II** was recorded at March 10, 1989 as Plat 3054-A, pages 1039-1048 to add an alternate 20’ setback for attached dwelling units.
- **FDP-197-A-I Part II** was recorded on July 1, 1993 as Plat 3054-A, pages 1297-1306 to change .627 acres of open space from credited to non-credited.
- **FDP-197-A-II Part II** was recorded on June 3, 1994 as Plat 3054-A, pages 1351-1360 to update and revise criteria and tabulation chart due to various changes on lots and public roads.
- **FDP-197-A-III Part II** was recorded on September 14, 1994 as Plat 3054-A, pages 1436-1445 to change .513 acres of open space from credited to non-credited.
- **FDP-197-A-IV Part II** was recorded on December 3, 1999 as Plat 14038-14047 to revise the boundary of Lot 91 and revise tabulation chart accordingly for a decrease of 0.104 ac of credited open space which is to be included within the Route 175 Commercial property, Section 1, Area 2 (FDP 235).
- **FDP-197-A-V Part II** was recorded on April 9, 2001 as Plat 14727-14736 to change 0.145 acres of open space from credited to non-credited.
- **FDP-197-A-VI Part II** was recorded on December 18, 2003 as Plat 16397-16406 to amend Sheet 2 criteria to increase the number of apartment dwelling units.
- **P-87-083:** A Preliminary Plan for the lot and road layout for Village of Long Reach Section 3, including 15 open space lots totaling 134.9 acres.
- **F-88-171:** Village of Long Reach, Section 3, Area 2, a subdivision which created the parent open space parcel, Open Space Lot 1 (to be later resubdivided).
- **F-93-114:** Village of Long Reach, Section 3, Area 2, a subdivision plat which included the resubdivision of Open Space Lot 1 into multiple lots, including Open Space Lot 89.
- **F-94-074:** Village of Long Reach, Section 3, Area 2, a subdivision plat that resubdivided Open Space 89 into several new open space lots, including Open Space Lot 94, which encompassed the 21.7 acres identified as Lot 91 on FDP-197, Part II.
- **F-00-021:** Village of Long Reach, Section 3 Area 2, a resubdivision of Open Space Lot 94 into Open Space Lots 95-98. Lot 96, encompassing 8.848 acres, is the subject property that is proposed reduction in credited open space is occurring.
- **ECP-16-035, Long Reach Tennis Club:** An environmental concept plan for an indoor tennis center and associated improvements, which received final signature approval by the

Department of Planning and Zoning on April 15, 2016. The applicant was notified during the ECP review that the conversion of credited to non-credited open space must be approved on an amendment to the FDP prior to the approval of a site development plan for the proposed use.

Purpose:

Lot 96, part of the former Lot 91 identified as credited open space on the FDP, is the location of a proposed Indoor Tennis Center. While an indoor tennis center is a permitted open space use per Section 125.0.A.8.e of the Zoning Regulations, provided that it is devoted to public or community use, Section 125.0.A.8.e(1) states that "the term 'open space uses' shall not include parking lots, streets, rights-of-way, amusement parks, golf driving ranges which are not ancillary to a golf course, or drive-in movies". Therefore, any driveway or parking area serving the future tennis center must be delineated as non-credited open space on the FDP, and the land use tabulation must be adjusted accordingly. FDP-197-A-VII, Part II delineates 0.374 acres of driveway and parking area on the southeast corner of Lot 91 on Sheet 10 of the plan set. The Land Use tabulation on Sheet 3 is also adjusted to reflect the 0.374 acre change from credited to non-credited open space.

Analysis:

The ultimate purpose is to track the conversion of credited open space to non-credited open space is to ensure that the credited open space does not fall below 36% of the total land area identified on the Columbia Preliminary Development Plan (PDP). The most recently adopted PDP, signed by the Zoning Board on April 19, 2012, indicates that 37.6% of the land is designated open space (5,360 acres). Since the adoption of this amended plan, there have been three amendments to New Town Final Development Plans approved to adjust credited open space:

- **FDP-45-A-III** was recorded as Plat #23022-23025 on October 24, 2014 which reduced 1 acre of credited open space for a school parking lot.
- **FDP-233-A** was recorded as Plat #23153-23155 on December 19, 2014 which reduced 0.25 acres of credited open space for a driveway on Howard Community College land.
- **FDP-72-A-I** was recorded as Plat #23156-23160 on December 19, 2014 which added 4.02 acres of credited open space.

These three amended FDPs resulted in a net increase of 2.77 acres of credited open space since the 2012 PDP. With the approval of this amended FDP to reduce 0.374 acres of credited open space within the Village of Long Reach Section 3, **there will still be a net increase 2.396 acres of credited open space zoned NT since the 2012 PDP. Therefore, the total open space within Columbia (zoned NT) per the PDP will remain at 37.6%**

SRC Action:

By letter dated May 26, 2016, the Department of Planning and Zoning determined that this Final Development Plan is technically complete. The Division of Land Development is the only agency with comments on the proposed amendment, which can be found in Attachment A.

**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 Friday, 8:00 a.m. to 5:00 p.m.**

Recommendation:

The Department of Planning and Zoning recommends approval of the amended FDP-197-A-VII, Part II, subject to compliance with the SRC agency comments.

6/21/16

Date

  
Valdis Lazdins, Director  
Department of Planning and Zoning

## ATTACHMENT A

**Department of Planning and Zoning  
Division of Land Development  
DPZ-DLD Comments  
May 23, 2016**

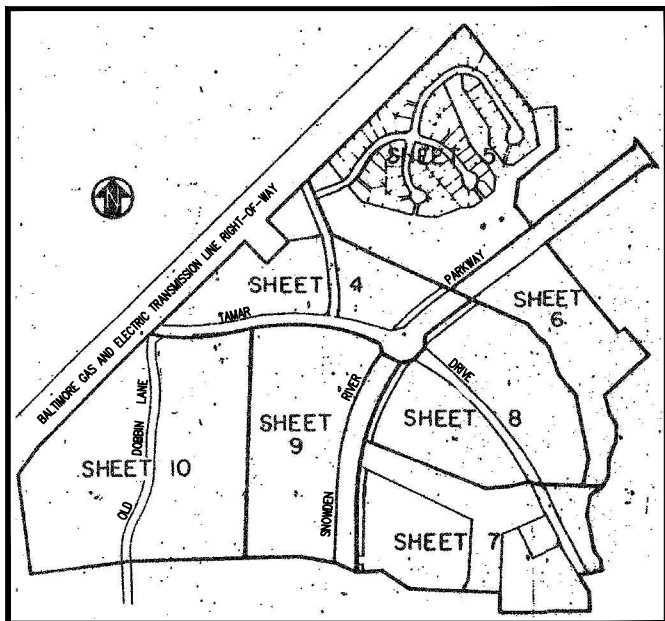
**RE: FDP 197-A-VII, Part II Village of Long Reach, Section 3, Amended FDP - Text Amendment for Long Reach Tennis Center**

1. Planning Board approval is required for this amendment to the FDP.
2. A parking lot of .296 acres does not bring the overall credited open space in NT below 36%. \*\*
3. There is a discrepancy between acreage of the driveway and parking between the ECP and the FDP Text Amendment. This does not impact the determination that the credited open space within NT is not below the required threshold with this plan. However, the correct number should be determined ahead of Planning Board. \*\*
4. On every sheet, update the Zoning Code sections referenced in the criteria in Sheets 2 and 3 to Section 125.0.

KS/JMF

**\*\*Please note that GLW submitted updated drawings on June 16, 2016 updating the non-credited area to .374 acres, as identified in the staff report and on the drawings submitted to Planning Board.**

# VILLAGE OF LONGREACH SECTION 3 FINAL DEVELOPMENT PLANS



LOCATION MAP  
SCALE: 1" = 600'



As to Phase 17A V Part II  
BY DWH, INC. 200 E PENNSYLVANIA AVE.  
TOWSON, MD 21286

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-V PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

## GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: \_\_\_\_\_ CHKD. BY: \_\_\_\_\_ G.L.W. FILE NO. 16-006

PREPARED AS TO SHEETS 1 THRU 10 OF 10 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 6, 2013

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, LICENSED NO. 12975, EXPIRATION DATE: MAY 26, 2016.

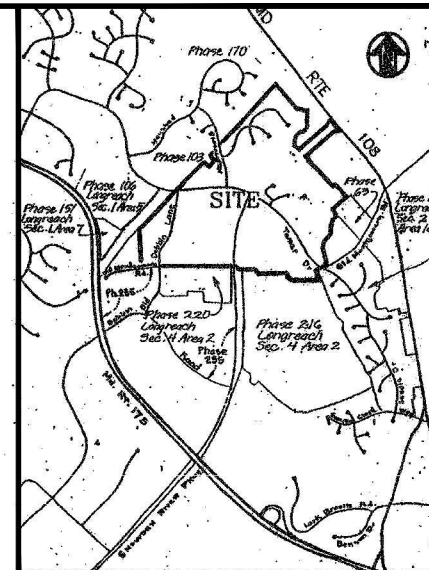
\_\_\_\_\_  
CARLTON K. GUTSCHICK  
PROFESSIONAL ENGINEER  
MARYLAND REGISTRATION NO. 12975

\_\_\_\_\_  
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992  
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995  
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_ H.C.P.B. CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 2000'

- PHASE 197 A-VI PART II: AMENDS SHEET 2 (CRITERIA ITEM 7-81) FROM 286 APARTMENT DWELLING UNITS TO 288 FOR PARCELS A AND D. THE MAXIMUM NUMBER OF APARTMENT DWELLING UNITS ON PARCEL A INCREASED FROM 176 TO 178.
- PHASE 197 A-VII PART II: AMENDS SHEETS 3 AND 10 OF 10. PURPOSE IS TO CHANGE 0.374 AC. FROM CREDITED TO NON-CREDITED OPEN SPACE ON LOT 91 & ADJUST TABULATION CHART ACCORDINGLY.

### SUMMARY OF AMENDMENTS

- PHASE 197 A PART II: AMENDS SHEETS 2 AND 7 OF 10. PURPOSE IS TO ADD AN ALTERNATE 20' SETBACK FOR UNITS WITH INTEGRAL GARAGES UNDER SECTION 6B-2 ATTACHED LAND USE, AND TO CHANGE THE OUTLINE OF PARCEL E AND LOTS 81 AND 85 AS SHOWN ON SHEET 7.
- PHASE 197 A-I PART II: AMENDS SHEETS 3, 9 AND 10 OF 10. PURPOSE IS TO CHANGE 0.627 ACRES OF OPEN SPACE CREDITED TO NON-CREDITED AND ADJUST THE TABULATION CHART ACCORDINGLY.
- PHASE 197 A-II PART II: AMENDS SHEETS 2, 3, 5, 7, 8, 9 AND 10 OF 10. PURPOSE IS TO UPDATE AND REVISE CRITERIA AND TABULATION BLOCK; REVISE LOTS 78, 83, 84 & 85 FROM NON-CREDITED OPEN SPACE TO CREDITED OPEN SPACE; CREATION OF A PUBLIC ROAD BISECTING LOT 89 THEREBY CREATING LOTS 90 AND 91, DELETING A LABEL FOR OLD MONTGOMERY ROAD, ADDING 2,250 ACRES OF COMMERCIAL AND DELETING 2,250 ACRES OF CREDITED OPEN SPACE FROM LOT 89.
- PHASE 197 A-III PART II: AMENDS SHEETS 3 AND 7 OF 10. PURPOSE IS TO CHANGE 0.513 ACRES OF OPEN SPACE LOT No. 82 FROM CREDITED TO NON-CREDITED AND REVISE THE TABULATION CHART ACCORDINGLY.
- PHASE 197 A-IV PART II: AMENDS SHEETS 3 OF 10 AND 10 OF 10. PURPOSE IS TO REVISE BOUNDARY OF LOT 91 AND REVISE TABULATION CHART ACCORDINGLY (A DECREASE OF 0.104 AC. OPEN SPACE-CREDITED) WHICH IS TO BE INCLUDED WITHIN ROUTE 175 COMMERCIAL, SECTION 1 AREA 2 (PHASE 235).
- PHASE 197 A-V PART II: AMENDS SHEETS 3 AND 7 OF 10. PURPOSE IS TO CHANGE 0.145 AC. OF OPEN SPACE FROM CREDITED TO NON-CREDITED, AND REVISE THE TABULATION CHART ACCORDINGLY. ALSO, AMENDS SHEET 3 TABULATION CHART TO IDENTIFY THE CORRECT LAND USE AREAS FOR OPEN SPACE CREDITED AND OPEN SPACE NON-CREDITED TO BE CONSISTENT WITH THE AREAS ON SHEETS 4 THRU 10.

197 A-VI PART II	12-18-03	16397-16406
197 A-V PART II	4-9-01	14727-14736
197 A-IV PART II	12-3-99	14038-14047
197 A-III PART II	9-14-94	3054-A-1436 THRU 1445
197 A-II PART II	6-3-94	3054-A-1351 THRU 1360
197 A-I PART II	7-1-93	3054-A-1297 THRU 1306
197 A PART II	3-10-88	3054-A-1039 THRU 1048
197 PART II	7-8-88	3054-A-988 THRU 997
PHASE OR AMENDMENT	DATE	PLAT #
		RECORDED

## VILLAGE OF LONGREACH SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

COLUMBIA  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: NOTED SHEET 1 OF 10



FINAL DEVELOPMENT PLAN CRITERIA  
PHASE - 197 A - VI PART II

The Area Included within this Final Development Plan Phase 197 A PART II is Applicable to Section 3, of the Village of Longreach

1. PUBLIC STREET 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.

2. PUBLIC RIGHTS-OF-WAY - Section 125.0-C-3-b:

2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular ingress and egress to Snowden River Parkway and Tamar Drive will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

3. 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 and Department of Public Works.

4. 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 Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK USES - Section 125.0-C-3-c:

To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125.0-C-3-d(1):

The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

- cornices and eaves
- roof or building overhangs
- chimneys
- porches, decks, open or enclosed
- with windows, or, vestibule, balcony
- driveway walls or screens
- all parts of any buildings, dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except canopies and awnings may project not more than three (3) feet into the setback, awning, bay window, oriel, vestibule, balcony or chimney which are not more than ten (10) feet in width may project not more than four feet into the setback area and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway 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.

The term "structure" does not include the following upon which no restriction as to location is imposed:

- walks
- shrubs
- fences
- ornamental landscaping
- similar minor structures
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height

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 or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is permitted, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6A. 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 100 feet of a principal arterial highway, 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 provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where applicable. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be developed 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 exists.

Permanent access to lots may be provided by means of perpetual common road/proposed access easement as shown on the final subdivision plat.

6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

a. No building or 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 principal arterial or intermediate divided arterial highway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.

b. No building or structure shall be located within 40' of any of the property lines of the project.

c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.

d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.

e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

f. Apartment buildings and structures, including accessory buildings and structures, shall be permitted to cover more than 30 percent of the lot or project area.

g. If adjacent parcels are under a single ownership and have identical land use, no setback requirement will apply to the common lot line between said parcels.

\* h. Sections 112-D-2-d, and 112-E-1 of the Howard County Zoning Regulations and subtitle 5 of the Howard County Code, shall apply to all apartment land use areas.

\* Sections 112-D-2-d & 112-E-1 were previous zoning requirements

i. All open spaces in the project areas, except driveways and off-street parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6B-2 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 outside of the structure or walls or approved overhang 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.

Common areas in the project shall be adequately planted and landscaped as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

Except for attached structures with integral garages, a minimum setback of 20 feet from all interior project public road right-of-ways shall be requested.

6C-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. No parking area shall be located within ten (10) feet of any lot line, except as may be developed in a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, 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.

Adequate planting and landscaping must be provided as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

6D 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-five (25) feet of any property line, except, however, that 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.

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

7A-2 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, including private recreation facilities, such as swimming pool, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

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

7B-1 APARTMENT LAND USE AREA

Parcels A and D in Section 3, shall be devoted to apartment uses provided, however, that no more than 288 dwelling units may be constructed on said parcels, with 178 units allocated to Parcel A.

7B-2 ATTACHED LAND USE AREAS

Parcels B, C and E in Section 3 shall be devoted to Attached Land Use provided, however, that no more than an overall coverage 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 Section 125.4-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by other owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided of all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagors 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 353 dwelling units may be constructed on said parcels.

7C EMPLOYMENT CENTER LAND USE

NEIGHBORHOOD CENTER - COMMERCIAL

Parcel F in Section 3 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, of the Howard County Fair Association, for a period of time not to exceed sixteen (16) consecutive calendar days per event, providing that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the calendar fair.
- c. Museums, art galleries and libraries.
- d. Buildings used primarily for religious facilities.
- e. Non-profit clubs, lodges, community halls.
- f. Farm produce stands.
- g. Day care center.
- h. Convenience stores.

VILLAGE OF LONGREACH  
SECTION 3

THIS AMENDED PLAT IS INTENDED  
TO SUPERSEDE FINAL DEVELOPMENT  
PLAN PHASE 197-A-VI PART II  
RECORDED AMONG THE LAND  
RECORDS OF HOWARD COUNTY,  
MARYLAND AS PLAT NOS.  
16397-16406.

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

COLUMBIA  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 2 OF 10

**7E-1 OPEN SPACE LAND USE AREAS**

Lots 76 through 91 in Section 3, are to be used for 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 Office of Planning and Zoning.

**7E-2 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS**

Lot 82 in Section 3 is to be used for open space land uses, including, but not limited to, all of the following:

- Operation and maintenance of a public or private park, playground, swimming pool and similar community recreation uses.
- Operation of a public or private child care center.
- 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 plays, art shows, and carnivals.
  - Rummage sales, white elephant sales, cake sales, dances, and similar activities.
  - Operation of a community hall including leasing of some for public or private use.
  - Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

**7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS**

Lot 90 in Section 3 shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 125.0-A-8 of the Howard County Zoning Regulations, only 90% of the area of lots shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125.0-A-8.

**B. HEIGHT LIMITATIONS - Section 125.0-C-3-D(3):**

**8A 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.

**8B-1 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.

**8B-2 ATTACHED LAND USE AREAS**

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation.

**8C-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 Parcel.

**8E 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.

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

**9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS**

No less than two (2) off-street parking spaces containing a minimum area of one hundred sixty-two (62) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

**9B-1 APARTMENT LAND USE AREAS**

No less than 1-1/2 off-street parking spaces containing a minimum area of one hundred sixty-two (62) square feet for each parking space for each dwelling unit with two (2) bedrooms or less, and two (2) off-street parking spaces for each dwelling unit with more than two (2) bedrooms other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of some area shall be provided.

No less than two (2) off-street parking spaces, containing a minimum area of 162 sq. ft. for each parking space, shall be provided for each condominium-apartment.

In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly and handicapped, the parking requirements may be modified to provide four (4) parking spaces per every ten (10) dwelling units qualified by such an assistance program.

In the event the units qualified under a housing assistance program are withdrawn from such a program, the owner of the apartment facility shall immediately notify the Office of Planning and Zoning and the Department of Public Works, Bureau of Inspections and Permits, and the owner will be required to construct, prior to further occupancy of the vacated units, such additional parking spaces as are necessary to provide 1-1/2 parking spaces per dwelling unit.

**9B-2 ATTACHED LAND USE AREAS**

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred sixty-two (62) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the traveled portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way will be owned by the County but privately maintained. The right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

**9C-COMMERCIAL LAND USE AREAS - VILLAGE 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 area devoted to commercial retail uses.
- Three (3) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.

**9E OPEN SPACE LAND USE AREAS**

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 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.

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

**10A. GENERALLY:**

- Setbacks shall conform to the requirements of Section 5 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

**10B. ATTACHED LAND USE AREAS**

- Setbacks shall conform to the provisions set forth in 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 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

**12B-2 ATTACHED LAND USE AREAS**

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

**12C 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.

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

**12E 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.

LAND USE	ACRES
SFMD	27.8577
Roadway	8.858 Ac.
ATTACHED	35.273
APARTMENTS	17.90
COMMERCIAL	19.815
Roadway	18.615 Ac.
OPEN SPACE	
Credited	119.3521
Non-Credited	9.2234
Total for Section 3	229.451

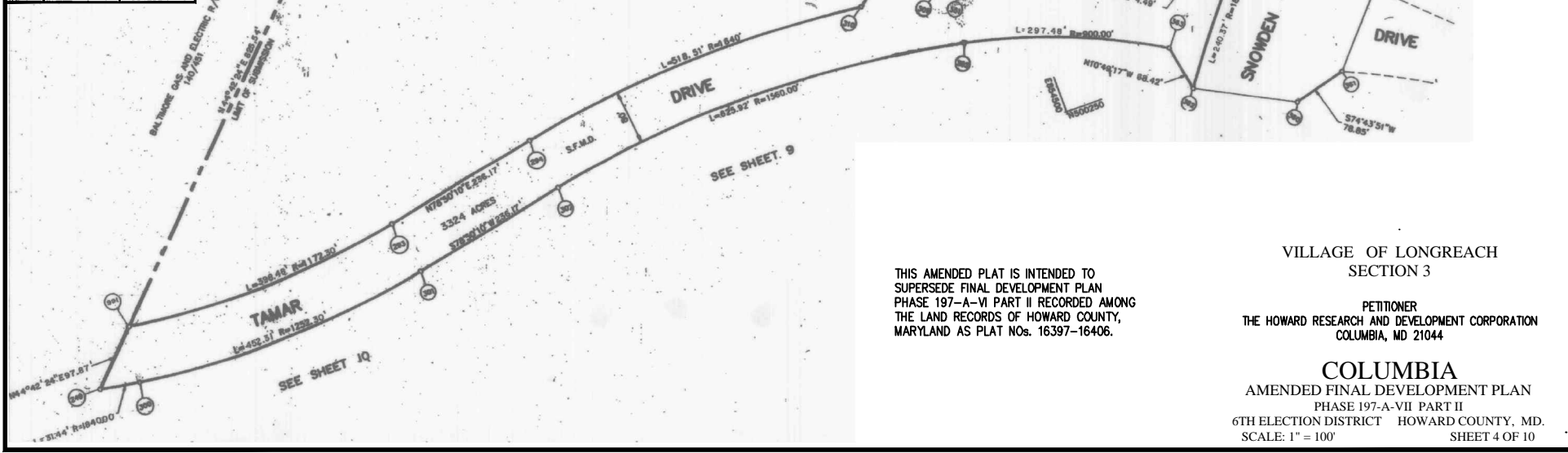
**VILLAGE OF LONGREACH  
SECTION 3**

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 3 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

COORDINATES		
POINT	NORTH	EAST
84	80163.6916	88884.7792
85	801016.3936	884019.7186
878	80170.8938	884209.0133
287	801382.4444	884183.3124
288	801289.8783	884221.1477
308	802908.1287	884382.0388
309	800478.9318	884382.7733
310	800485.8944	884274.1086
311	800517.3908	884302.7547
328	800403.1170	880049.9608
348	800484.7328	888141.6747
381	800473.1439	884411.7131
382	800384.8413	884388.3181
388	800288.1150	884978.5947
389	800338.8258	884977.7273
390	800180.3419	884918.5993
381	800171.1078	884894.8848
382	800220.0921	884884.0788
383	800287.2883	884871.2337
384	800384.8295	884784.1555
385	800408.8869	884835.3231
673	801088.8008	884307.4230
736	800887.8873	885186.2248
740	800818.7785	885311.3812
748	800385.8888	884748.8870
780	800711.2888	885107.1728
781	800842.8787	885018.8881
800	800888.3858	884318.7138
813	801088.8818	884308.1788
814	800858.1114	884388.8926
812	801388.7433	884127.7727
813	801418.2182	884182.2887
814	801458.8331	884183.8478
85	80008.0448	883710.7176
145	801025.8829	884427.8488
56	800854.8884	883865.8841
245	800381.7801	883061.1198
293	800481.1884	883886.4061
284	800478.9148	883786.1080
300	800848.2808	883092.0813
301	800852.7022	883841.8954
302	800888.4284	883773.5953
991	800481.3182	883829.8686
806	801084.2806	884282.6391

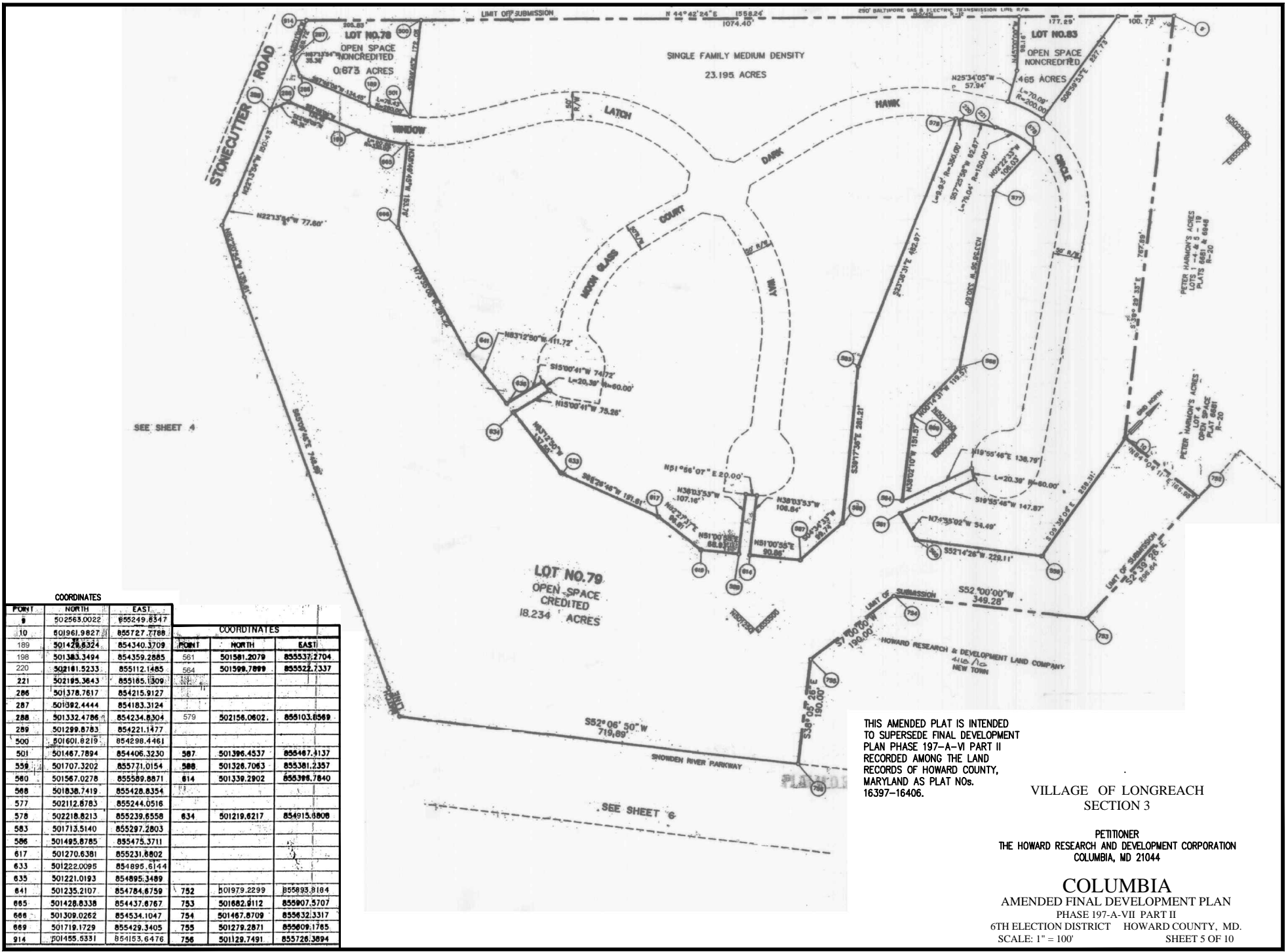


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VILLAGE OF LONGREACH  
SECTION 3  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

COLUMBIA  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET 4 OF 10





SEE SHEET 4

LOT NO. 79  
OPEN SPACE  
CREDITED  
18.234 ACRES

SEE SHEET 6

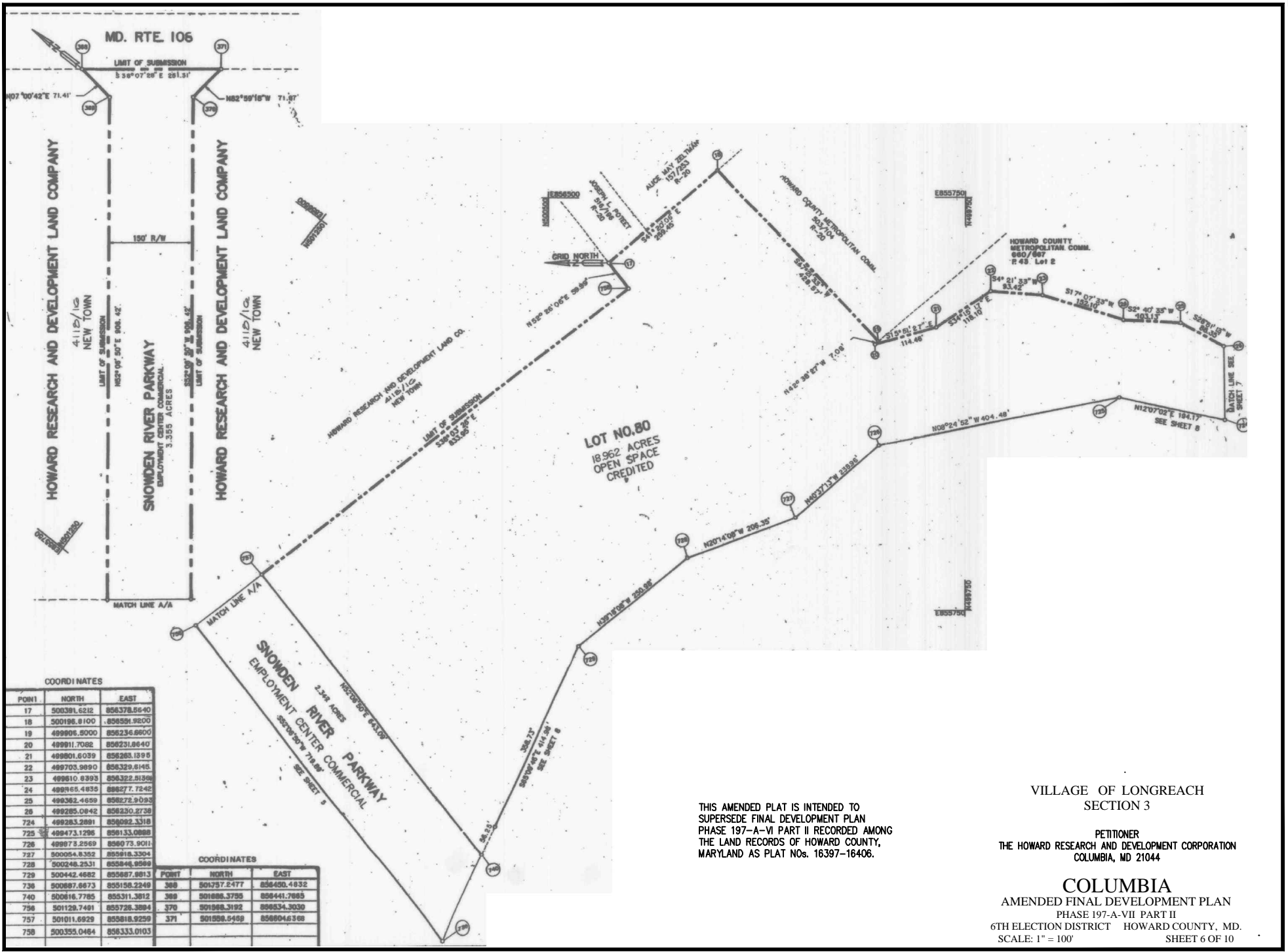
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VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

COLUMBIA  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET 5 OF 10

COORDINATES			COORDINATES		
POINT	NORTH	EAST	POINT	NORTH	EAST
8	502563.0022	855249.8347			
10	501961.9827	855727.7788			
189	501428.6324	854340.3709			
198	501383.3494	854359.2885	561	501581.2079	855537.2704
220	502181.5233	855112.1485	564	501598.7899	855522.7337
221	502195.3643	855185.1309			
266	501378.7617	854215.9127			
287	501892.4444	854183.3124			
288	501332.4786	854234.8304	579	502156.0602	855103.8569
289	501299.8783	854221.1477			
500	501601.8219	854298.4461			
501	501467.7894	854406.3230	587	501396.4537	855487.9137
558	501707.3202	855771.0154	588	501328.7063	855381.2357
580	501587.0278	855589.8871	814	501339.2902	855398.7840
588	501838.7419	855428.8354			
577	502112.8783	855244.0518			
578	502218.8213	855239.6558	834	501219.8217	854915.8808
583	501713.5140	855297.2803			
586	501495.8785	855475.3711			
617	501270.6381	855231.8802			
633	501222.0095	854895.6144			
635	501221.0193	854895.3489			
641	501235.2107	854784.6759	752	501979.2299	855893.8184
665	501428.8338	854437.8767	753	501882.9112	855907.5707
668	501308.0262	854534.1047	754	501487.8709	855632.3317
689	501718.1729	855429.3405	755	501279.2871	855608.1785
914	501455.8331	854183.6476	756	501129.7491	855726.3894



HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
 SNOWDEN RIVER PARKWAY  
 EMPLOYMENT CENTER COMMERCIAL  
 3.395 ACRES

LOT NO. 80  
 18,962 ACRES  
 OPEN SPACE  
 CREDITED

SNOWDEN RIVER PARKWAY  
 EMPLOYMENT CENTER COMMERCIAL  
 2.344 ACRES  
 REFERENCE PLAT 16397

COORDINATES

POINT	NORTH	EAST
17	500381.6212	856378.5640
18	500196.8100	856959.9200
19	499906.5000	856234.6600
20	499811.7082	856231.8640
21	499801.6039	856263.1995
22	499703.9690	856329.6145
23	499610.8393	856322.5198
24	499565.4635	856277.7242
25	499382.4659	856272.9093
26	499285.0942	856230.2738
724	499283.2891	856092.3318
725	499473.1296	856133.0888
726	499073.2569	856073.9011
727	500054.8352	855918.3304
728	500248.2531	855848.9589
729	500442.4682	855887.8813
730	500687.6673	855158.2249
740	600616.7785	855311.3812
756	501128.7491	855728.3884
757	501011.6929	855818.9239
758	500355.0484	856333.0103

COORDINATES

POINT	NORTH	EAST
369	501757.2477	856450.4832
370	501898.3793	856441.7865
371	501998.3192	856534.3030
371	501998.5499	856604.6368

THIS AMENDED PLAT IS INTENDED TO  
 SUPERSEDE FINAL DEVELOPMENT PLAN  
 PHASE 197-A-VI PART II RECORDED AMONG  
 THE LAND RECORDS OF HOWARD COUNTY,  
 MARYLAND AS PLAT NOs. 16397-16406.

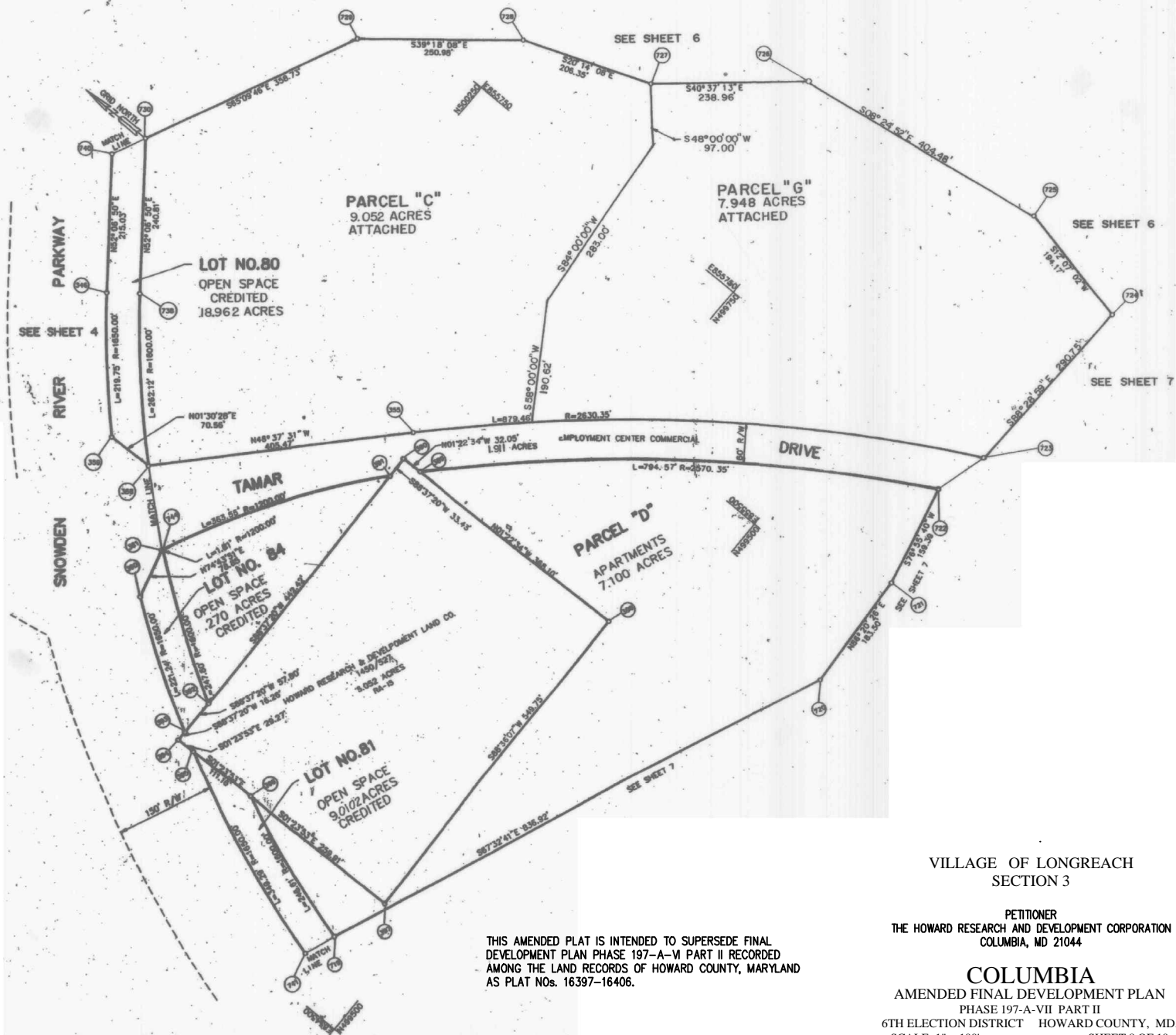
VILLAGE OF LONGREACH  
 SECTION 3

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MD 21044

COLUMBIA  
 AMENDED FINAL DEVELOPMENT PLAN  
 PHASE 197-A-VII PART II  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1" = 100' SHEET 6 OF 10



COORDINATES		
POINT	NORTH	EAST
348	900484.7320	855141.6747
350	488989.6828	855274.3088
358	500288.1150	854978.5847
359	500338.6538	854977.7279
723	493290.9489	858601.6882
724	489283.2891	859092.3318
725	489473.1296	856133.0886
726	489875.2869	856075.9011
727	500054.6352	855918.3304
728	500248.2531	855846.9569
729	500442.4682	855687.9813
730	500593.1489	855362.4332
738	500445.2703	855172.3794
740	500616.7785	855311.3812
380	500150.3419	854818.5993
381	500171.1976	854894.6889
388	489875.8084	856244.3116
389	489843.7983	855235.4723
390	489875.6488	855234.7028
391	489875.6383	855201.2864
392	489884.4018	854758.9970
393	489883.0117	854701.2104
394	489882.6209	854684.8592
395	489833.3859	854685.6734
396	489822.2249	854688.3858
397	489562.3954	854694.7289
719	489588.4850	854807.3589
720	489289.8219	855381.0225
721	489281.5337	855564.1440
722	489317.5848	855718.4059
741	489887.8955	854888.7082
744	500170.3747	854888.3184



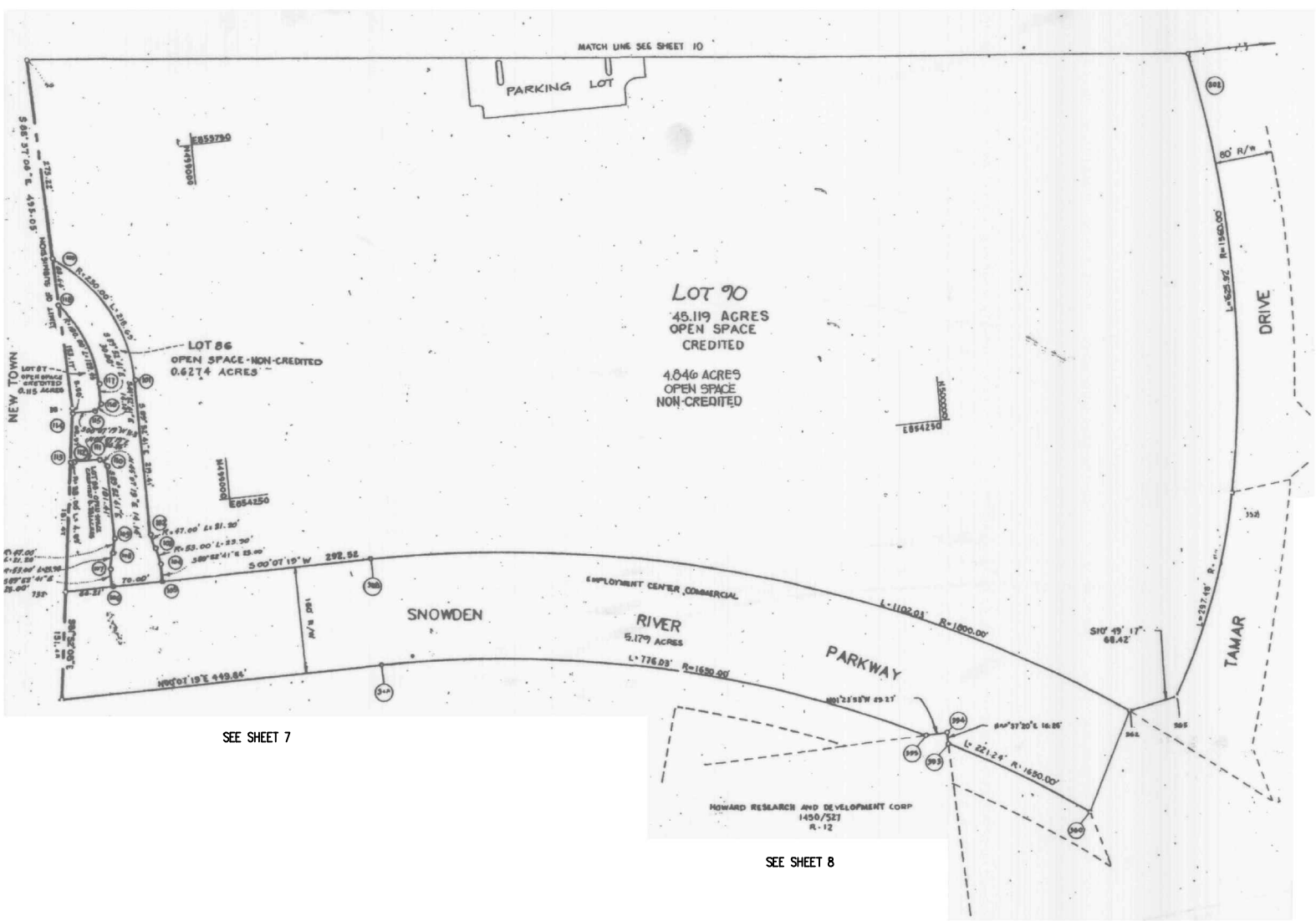
VILLAGE OF LONGREACH  
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COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET 8 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.





SEE SHEET 7

SEE SHEET 8

SEE SHEET 8

COORDINATES		
POINT	NORTH	EAST
36	498781.8613	853605.1435
302	500398.1204	853778.5933
328	49186.9263	854954.9924
348	49186.0077	854504.9924
352	500394.8415	854395.9197
360	500150.3419	854818.5998
362	500220.0981	854684.0798
368	500287.2983	854671.2397
393	499963.0117	854701.2104
394	499962.6209	854684.9982
395	499988.9899	854685.6784
700	498786.1680	854503.9750
752	498757.5980	854354.0702
35	498793.7937	854100.6489
100	498788.4470	858878.8916
101	498894.4120	854046.2894
102	498883.9452	854285.6999
103	498886.6016	854366.1966
104	498877.8525	854289.9100
105	498873.7993	854384.3090
106	498823.7994	854384.1611
107	498823.8526	854385.1611
108	498829.2018	854386.0703
109	498838.9454	854289.8998
110	498834.1611	854184.1827
111	498824.1824	854174.1615
112	498787.9957	854174.0831
113	498783.2605	854174.3725
114	498793.0157	854106.0980
115	498824.3271	854106.1616
116	498834.3683	854066.1828
117	498834.4122	854066.1830
118	498790.1019	858947.8278

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET 9 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
AS PLAT NOS. 16397-16406.

The Howard Research & Development Corp.  
1535/MS

Coordinates			Coordinates			COORDINATES		
Point	North	East	Point	North	East	POINT	NORTH	EAST
RN109	500837.8046	858135.8235	RN111	497588.7889	858072.9295	27	498702.458	858240.287
RN101	500328.7500	858047.1055	RN112	497429.1409	858027.9174	29	497796.2420	858147.0577
RN102	500314.6774	858106.2415	RN113	497427.2707	858087.8892	40	499944.7061	858209.7227
RN104	500133.9127	858054.3648	RN114	497172.5627	858068.1204			
RN105	500146.5727	858112.8811	RN115	497147.7226	858022.7879			
RN106	497822.5072	858088.5702	RN116	497977.4050	858045.2715	248	500381.7811	858061.1198
RN107	497812.2165	858122.7218	RN117	497002.2455	858090.6549	300	500348.8903	858082.8113
RN108	497695.6224	858105.8624	RN118	497822.0114	858058.5007	301	500358.7082	858041.8954
RN109	497705.4551	858044.1628	RN119	497825.1058	858015.4987	302	500388.4284	858073.5853
RN110	497590.2857	858032.7887	RN120	497819.2140	858014.6783	36	498781.8613	858003.7425
			RN121	497872.4965	858054.7954	LC1	500884.2510	858048.4713
						2500	496770.9214	858054.9129
						2501	498759.5919	858229.7866
						2502	498034.9483	858221.7245

**LOT 91**  
21.316 ACRES  
OPEN SPACE CREDITED  
0.374 ACRES  
OPEN SPACE NON-CREDITED

**LOT 90**  
48.119 ACRES  
OPEN SPACE CREDITED  
4.846 ACRES  
OPEN SPACE, NON-CREDITED

SEE SHEET 4

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET 10 OF 10

THIS AMENDED PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

