



**TECHNICAL STAFF REPORT**

**Planning Board Meeting of February 1, 2018**

**Case No./Petitioner: FDP-95-A-III, The Howard Research & Development Company and Columbia Association**

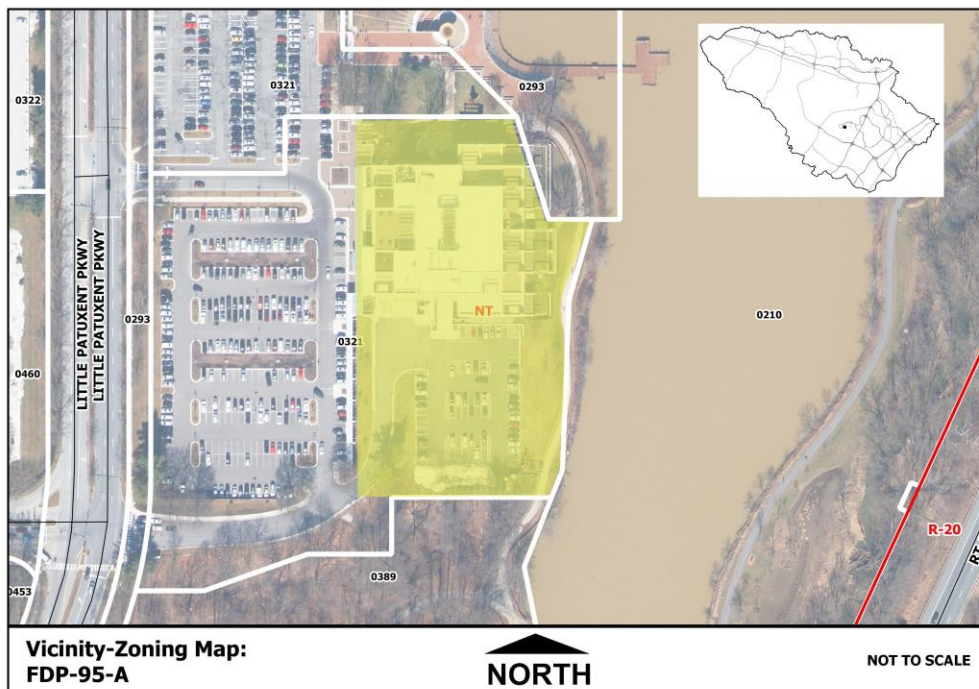
**Project:** Town Center – Section 1 - Addition

**Planner:** Jill Manion-Farrar, Planning Supervisor, Division of Land Development  
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**Request:** For the Planning Board to approve FDP-95-A-III, which is an amendment to the previously approved and recorded Final Development Plan (FDP) for Town Center, Section 1. The purpose of the amendment is to create new Lot 25 from a commercial lot and designate new Lot 25 as credited open space, and to revise the tabulations and add criteria accordingly for the credited open space. This amendment will reflect existing ownership and land use conditions for the subject area.

**Location:** The subject site is adjacent to Lake Kittamaqundi, to the rear of the former Rouse Company Headquarters Building/Whole Foods, shown on Tax Map 36, Parcel 321, Lot 18, containing 4.258 acres. The site is zoned New Town (NT) and designated for commercial use. According to the petitioners and the Department of Assessments and Taxation, the Columbia Association owns 0.312 acres of the property immediately adjacent to the Lake, where the Columbia Association operated pathway is located. The remainder of the property is owned by Clover Acquisitions, LLC, which is held by Howard Research and Development Corporation.

**Recommendation:** **Approval**, subject to updating the code sections on Sheet 2 for each criteria section to reflect the current NT Zoning section number (Section 125.0...), and any conditions by the Planning Board.



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Properties: Surrounding properties are zoned NT. They include:

North: NT- open space owned and operated by the Columbia Association.

South: NT-open space owned by Howard Research and Development.

East: Lake Kittamaqundi

West: NT-commercial, specifically the Whole Foods/former Rouse Company building.

Site History:

- **FDP-95:** The Final Development Plan and Criteria for Town Center, Section 1-Addition was recorded May 7, 1970, in Plat Book 19, Folio 85-87. The subject property was identified NT-Commercial.
- **FDP 95-A-II** was an amendment to the FDP, Sheet 2, and adjusted Section 9 to include Paragraphs D and E to the parking requirement (for hotel and restaurants).
- **Plat 18, Folio 65** was recorded in the Howard County Land Records May 1970 to resubdivide and combine Lot 6 with new Lots 15 and 16.
- **Plat 23, Folio 86** was recorded in the Howard County Land Records September 15, 1972, to resubdivide Lots 15 and 16, to Lots 17 and 18.
- **SDP-73-023** is the Site Development Plan for The Rouse Building, which went through a major revision that was approved by Planning Board March 7, 2013. It was signed April 26, 2017, and converted the building to Whole Foods and added spa and office use.

Purpose:

The amendment would create a new lot from an existing 4.258 acre commercial lot. The new lot would be designated NT-credited open space to reflect the existing ownership and operation condition of the new lot. The tabulations are updated to reduce the NT-Commercial from 5.577 acres on the FDP to 5.265 acres, and to add 0.312 acres of NT-Credited Open Space. In addition, criteria for the open space uses are added to the FDP.

Analysis:

The ownership of the 0.312 acres of proposed open space is confirmed in the Taxation and Assessments database. By reviewing the property boundaries with aerial photography, it is clear this land area has been operating a part of the Columbia Association owned property.

SRC Action:

The Subdivision Review Committee accepts the proposed amendment without any comments or conditions.

Recommendation:

**Approval,** subject to updating the code sections on Sheet 2 for each criteria section to reflect the current NT Zoning section number (Section 125.0...), and any conditions by the Planning Board.


1/18/18  
 Valdis Lazdins, Director Date  
 Department of Planning & 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.**

VL/KS: jmf

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