



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

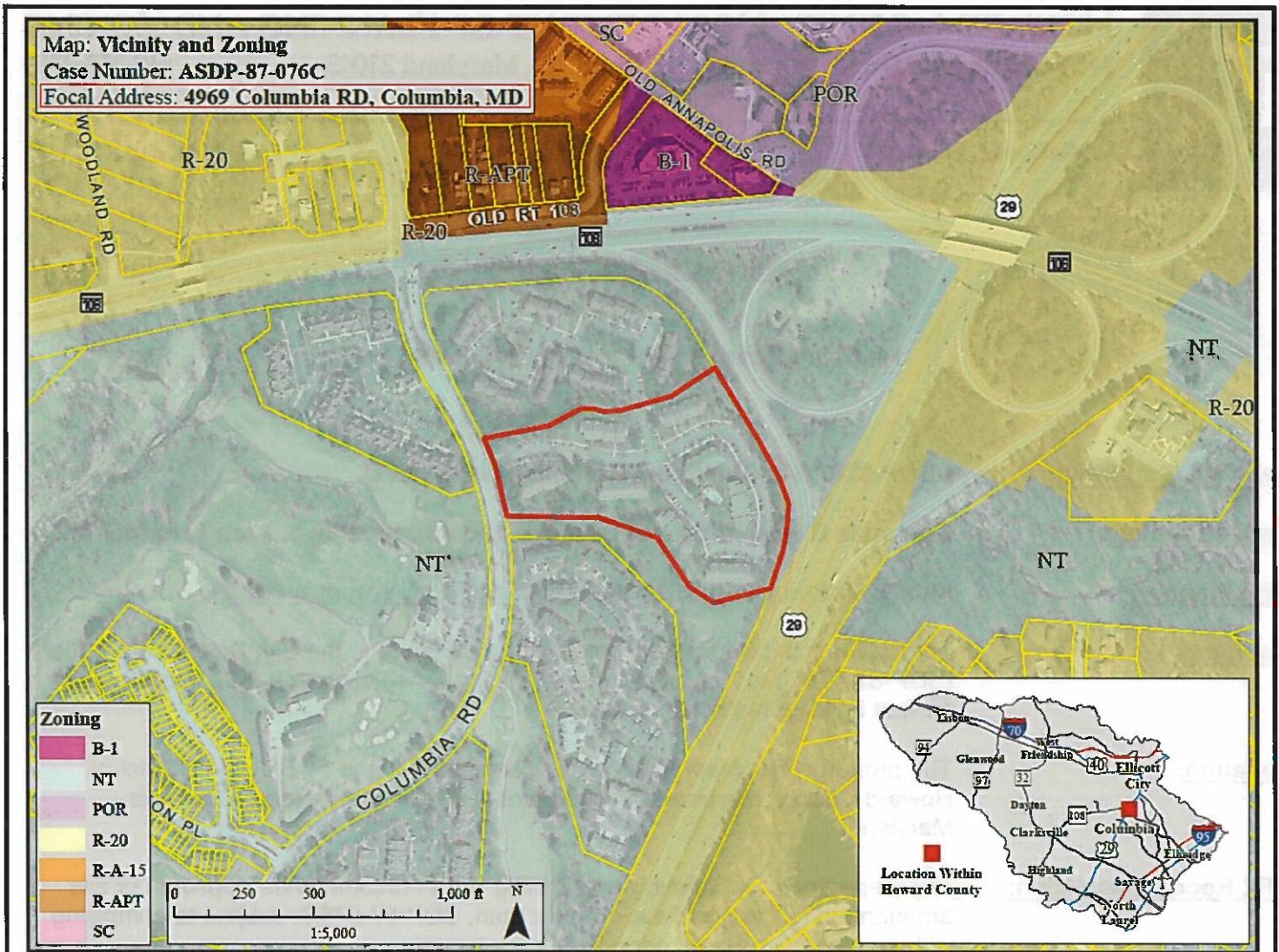
Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of April 4, 2019

- Case No./Petitioner:** ASDP-87-076C, Combined Columbia Glade, LLC.
- Project Name:** Columbia Glade, Village of Dorsey's Search, Section 3, Area 1, Parcel A-2
- DPZ Planner:** Kathryn Bolton, (410) 313-3369, kbolton@howardcountymd.gov
- Request:** For the Planning Board to approve an amendment to the Site Development Plan (SDP-87-076C) to allow Apartment Building "H" to encroach by 2.5 feet into the 40-foot building restriction line.
- Location:** The property (Tax Map 30, Grid 09, Parcel 397, in the 5th Election District of Howard County, Maryland) is located at 4969 Columbia Road, Columbia, Maryland.
- DPZ Recommendation:** The Department of Planning and Zoning (DPZ) recommends **approval** of this amendment to the Site Development Plan, SDP-87-076C, subject to complying with any Planning Board conditions of approval.
- Vicinal Properties:** Surrounding properties are zoned New Town (NT) and Residential: Single (R-20).
- North:** Apartment Complex; part of the Village of Dorsey's Search, Section 3, Area 1, Parcel A-1.
- East:** U.S. Route 29
- South:** Open Space Lot 3; part of the Village of Dorsey's Search, Section 3, Area 1.
- West:** Apartment Complex; part of the Village of Dorsey's Search, Section 5, Area 1, Parcel G and Golf Course; part of Fairway Hills Golf Course.



Vicinity Map

1"=600'

Legal Notice:

The property was properly posted and verified by DPZ.

Regulatory Compliance:

This project is subject to Section 125.0.G.4 of the Howard County Zoning Regulations (effective October 6, 2013), the development criteria listed in FDP-191-A-3, and the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (October 7, 2007 Edition). Per FDP-191-A-3, Criterion 6B-1: Apartment Land Use Areas: No building or structure shall be located within 40 feet of any of the property lines of the project except that four (4), six (6), eight (8), or ten (10) plex units may be located up to 30 feet of any property line. Buildings and other structure 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.

DPZ Plan History:

Preliminary Plan P-85-015C, approved June 13, 1985.

Sketch Plan S-86-074, approved June 3, 1986.

Site Development Plan SDP-87-076C, approved November 12, 1986.

Final Development Plan FDP-191-A-3, Final Development Plan and Criteria for the subject property, Plat Reference 1320 – 1330; recorded January 25, 1994.

Existing Site Conditions: **Access, Structures, and Parking Area:** Access to the property is via Columbia Road. There are eight existing apartment buildings which were constructed in 1987. There is also a pool with two attached bath houses. There were 288 parking spaces required and 303 parking spaces were provided. The northwest corner of existing Building "H" encroaches 2.5 feet into the 40-foot building restriction line.

Environmental Characteristics: There are no environmental features.

Analysis: **FDP Analysis:** The amended SDP complies with FDP-191-A-3, subject to Planning Board approval for a reduced setback, as permitted by the FDP.

Permitted Land Use: There is no land use change.

Stormwater Management: There is no addition proposed with this amendment and no changes to existing stormwater management.

Forest Conservation: The property is exempt from Forest Conservation under Section 16.1202(b)(1)(iv) of the Howard County Code. The property is zoned NT and the Preliminary Development Plan was approved and more than 50% of development had occurred before December 31, 1992.

Environmental Concerns: There are no environmental features.

Setback Requirements: Structures must comply with Criterion 6. Apartment Land Use Area setbacks apply under Criterion 6B-1: No building or structure shall be located upon lots devoted to apartment land use within 30 feet of the public right-of-way of any public road, street, or highway, nor within 50 feet of any road designated by the Howard County Planning Board as a principal and intermediate divided arterial highway. No building or structure shall be located within 40 feet of any of the property lines of the project. Requirements for bay windows allow projection of not more than three (3) feet into the setback area. Balconies which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area. Buildings and other structure 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.

Height Requirements: FDP Criterion 8 establishes that no structure shall be constructed more than 40 feet in height, measured from the highest adjoining ground elevation adjacent to the building within Parcel A, B, D and G, or more than 100 feet within Parcel C.

Coverage Requirements: The FDP Criterion 12 establishes a maximum lot coverage of 30% for buildings and other structures.

Planning Board Criteria: The required setback adjustment was reviewed according to the criteria in Section 125.0.G.4.d of the Howard County Zoning Regulations.

The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use of development of adjacent property, and will not be detrimental to the public welfare.

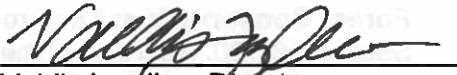
The SDP amendment has been fully reviewed and it complies with the Howard County Code and FDP requirements. Surrounding properties are fully developed and the existing apartment land uses will remain. No changes to the site are proposed. The property owners have discovered minor setback issues associated with existing building "H". This amendment will allow the building, which has existed since 1987, to remain in its current location and meet SDP and FDP requirements without affecting or impairing neighboring properties.

The adjustment is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the FDP.

The structure has existed since 1987 and requiring partial demolition of a 32-year-old building so that it complies with setback requirements is an unreasonable hardship. A more reasoned approach through this amendment would be to update the site information and adjust the minor setback discrepancy.

DPZ Recommendation:

Based upon the above findings, the Department of Planning and Zoning recommends **Approval** of this Amended Site Development Plan, ASDP-87-076C, subject to complying with any conditions by the Planning Board.



Valdis Lazdins, Director
Department of Planning and Zoning

3-20-19

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.