



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 August 15, 2019

Case No./Petitioner:

SDP-79-086, Columbia Association

Project Name:

**Columbia Association Horse Center, (SDP-79-086c)
Village of Kings Contrivance, Section 2, Area 2**

DPZ Planner:

Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

Request:

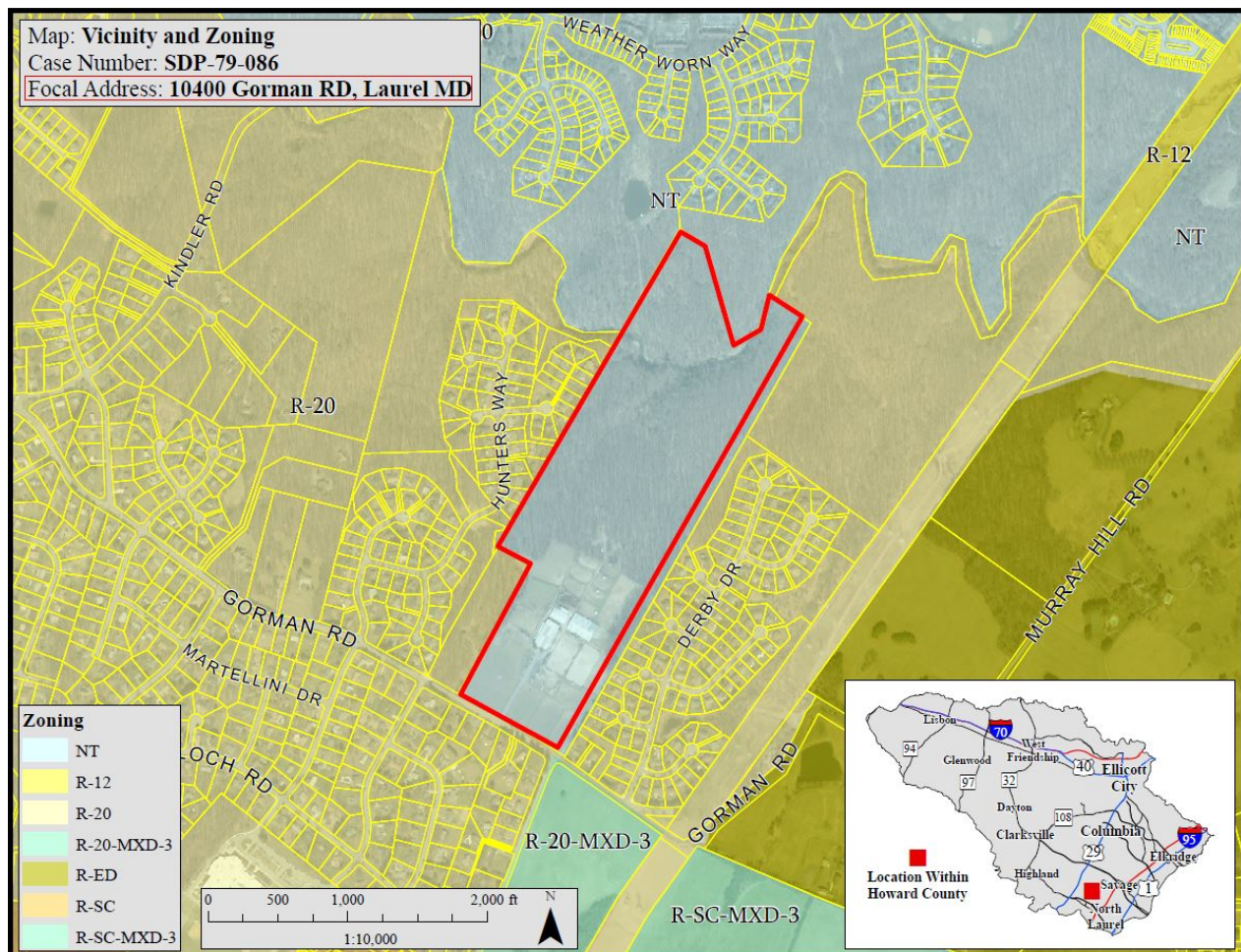
The applicant seeks Site Development Plan approval to add two detached dwelling units, a roofed arena entrance, ADA compliant parking and arena access on 79.49 acres. The property is zoned "NT" (New Town – Open Space).

Location:

The property (Tax Map 42, Grid 19, Parcel 436, in the Sixth Election District of Howard County, Maryland) is accessed via Gorman Road.

DPZ Recommendation:

Approval, subject to complying with remaining technical comments from the Subdivision Review Committee (SRC) and any conditions by the Planning Board.



Vicinal Properties:

Surrounding properties are part of the Wellington Estates Subdivision, Hunters Creek Farm subdivision, and The Village of Kings Contrivance. They are zoned R-20 and NT and include:

North – Village of Kings Contrivance Open Space.

East – Single family detached lots in the Hunters Creek Farm subdivision.

South – Part of the Wellington Estates Subdivision that contains single family detached lots.

West – Single family detached lots in the Warfield’s Range subdivision.

Regulatory Compliance:

The project must comply with Section 125.0.G. of the Zoning Regulations (effective October 6, 2013), the development criteria listed in Final Development Plan 175-A, the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Landscape Manual.

History:

- **FDP 175-A, Village of Kings Contrivance, Section 2, Area 2, Final Development Plan** – Amended FDP criteria for the Columbia Horse Center property, recorded January 9, 1979.
- **SDP-79-086, Site Development Plan** - for the Columbia Horse Center on Open Space Lot 1, approved March 22, 1979.
- **F-79-094 Originals Only Plat**- Submitted July 2, 2019, Village of Kings Contrivance Section 2, Area 2. DPZ is currently awaiting the submission of the mylar originals for signature.

Analysis:

Site Improvements – Two detached dwelling units on Open Space Lot 1, adjacent to the indoor arena, and a new arena entrance roof. Utilities and landscaping will be provided.

Setbacks – The development complies with the setback criteria established in Final Development Plan FDP 175-A.

Storm Water Management (SWM) - Storm water management will be addressed with the redline to the SDP.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping and forested areas exist along the property boundaries.

Forest Conservation – The project is exempt from the Howard County Forest Conservation Requirements per Section 16.1202(b)(1)(iv) of the Howard County Code.

Adequate Public Facilities – Complies with the requirements established by the Howard County Adequate Public Facilities Ordinance.

Development Criteria – Complies with the design criteria established in FDP 175-A.

FDP 175-A Development Criteria:

1. Permitted General Locations of Buildings and Structures:

Per FDP 175-A, no structure or use other than pasture 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. Structures may be constructed at any location upon parcels and lots devoted to Open Space Land provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. The proposed modular homes and entrance roof comply with the setback requirements established in the FDP design criteria.

2. Permitted Uses:

All uses permitted in open space areas are permitted, including no more than three residential dwellings for operation, maintenance or similar personnel who are directly associated with the Equestrian Center operation, in accordance with a site development plan approved by the Howard County Planning Board. Two residential dwellings for equestrian center operational personnel are being proposed in accordance with the design criteria.

3. Height Limitations:

No structure shall be constructed within the Open Space Land Use Area covered by this Final Development Plan Phase exceeding 50 feet in height from the highest ground elevation adjoining the structure. The proposed heights are 24 feet for the entrance roof and 12 feet for the modular homes.

SRC Action:

The SRC determined the site development plan can be approved, subject to addressing remaining drafting comments that must be corrected prior to DPZ signature approval of the originals.

Recommendation:

The Department of Planning and Zoning recommends approval of Site Development Plan (SDP-79-086), subject to complying with SRC comments and any Planning Board conditions.


Valdis Lazdins, Director
Department of Planning and Zoning

7/11/2019
Date

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.