



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Final Plan Amendment for the Village of Wilde Lake

Planning Board Meeting of January 7, 2021

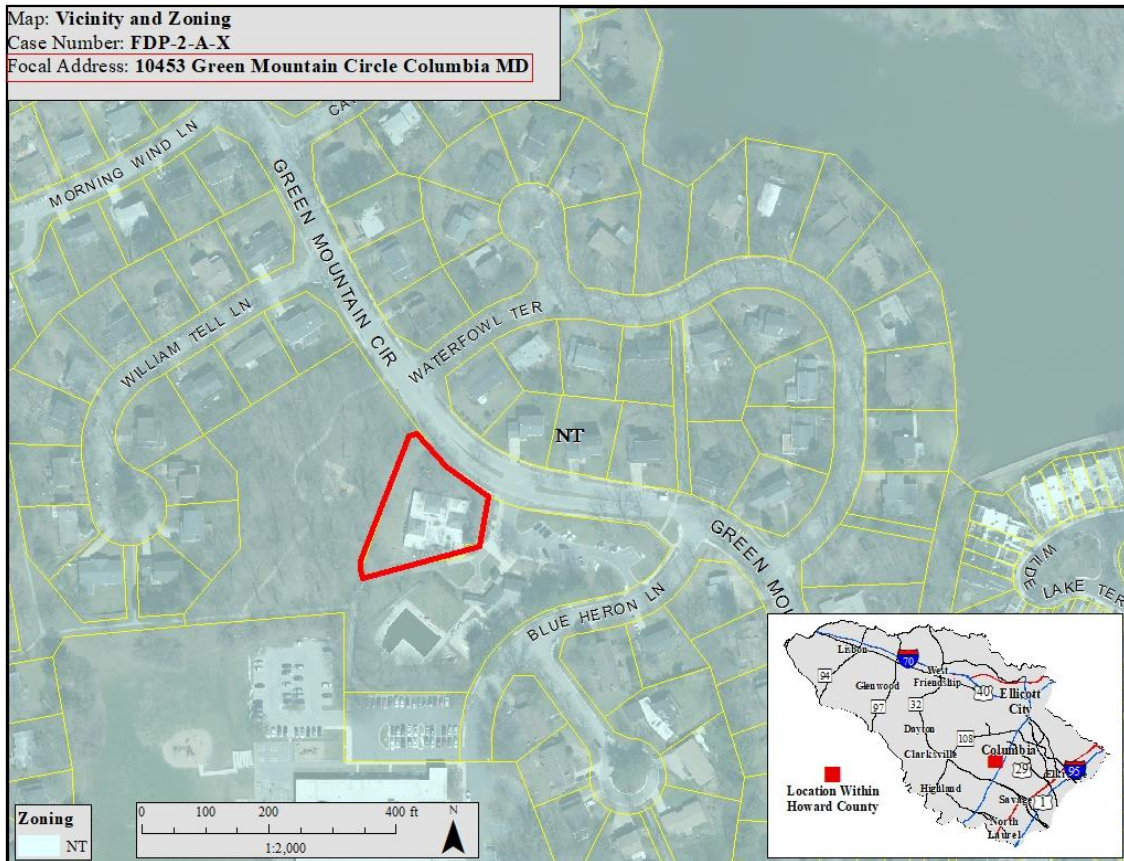
Case No./Petitioner: FDP-2-A-X, John Rynn, owner of "Child Development Center, Wilde Lake Inc."

Project Name: Final Development Plan for Village of Wilde Lake, Sections 1-4, 10th amendment

DPZ Planner: Jill Manion, Planning Supervisor
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Request: That the Planning Board approve an Final Development Plan (FDP) amendment to reflect the existing use of 10453 Green Mountain Circle as a private daycare, which requires a correction of the current recorded property boundaries, current lot number, and the permitted uses as identified by lot number within the FDP criteria.

Location: 10453 Green Mountain Circle, Columbia, MD; Tax Map 30, Parcel 241, Lot 222



Location:

The subject property is located at 10453 Green Mountain Circle in Columbia, Village of Wilde Lake. The property is identified on Tax Map 30 as Parcel 241, Lot 222, containing 25,569 SF (+/- 0.59 acres).

Vicinal Properties:

North: Green Mountain Circle right-of-way. Single Family Detached homes line the opposite side of the right-of-way.

South: Bryant Woods Community Pool and Bryant Woods Elementary School

East: Parking lot serving the daycare of the Bryant Woods Community Pool

West: Columbia Association owned open space

Site History:

The owner of the Child Development Center located at 10453 Green Mountain Circle would like the Final Development Plan (FDP) to reflect the existing use of the site as a private daycare. The existing structure was constructed in 1967. It was purchased from the Columbia Association as a daycare in 1982. The FDP permits a public or private child care center in the vicinity of the property, as well as other community facilities such as an elementary school and public pool, but the criteria does not accurately identify the lot on which the daycare center was constructed.

Description and Purpose of the Proposed Final Development Plan Amendments:

The current operator seeks to correct the existing errors on the Final Development Plan, including the current recorded property boundaries and lot number (to reflect what was recorded on plat #4618, F-80-136), and the permitted uses for the lot in accordance with FDP criteria. The open space at the intersection of Green Mountain Circle and Blue Heron Lane was re-subdivided on June 17, 1980 to create Open Space Lot 222 encompassing the 0.587 acres that the daycare building is situated. The Final Development Plan for the Village of Wilde Lake was not updated to reflect the boundary changes or the lot number for the daycare center.

Section 125.0.D requires amendments to a Final Development Plan to be considered at a public meeting. There are no physical improvements proposed for this property or anticipated as result of this request and no new land use proposed for the property.

DocuSigned by:
Amy Gowan 12/21/2020
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Amy Gowan, Director
Department of Planning and Zoning