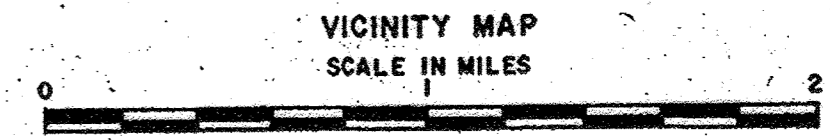
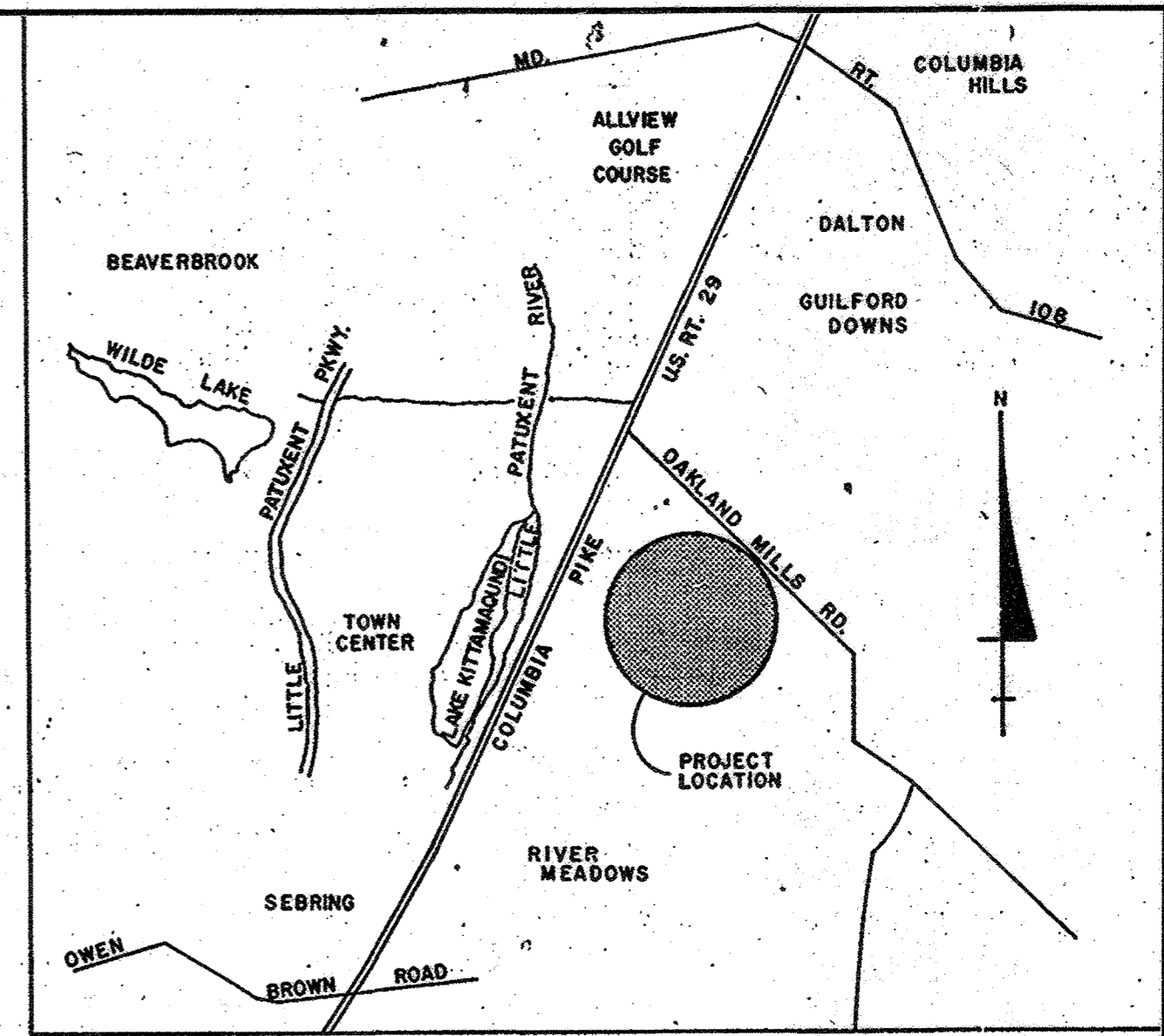
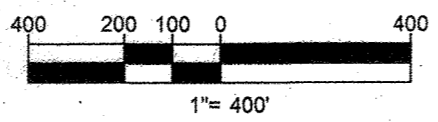
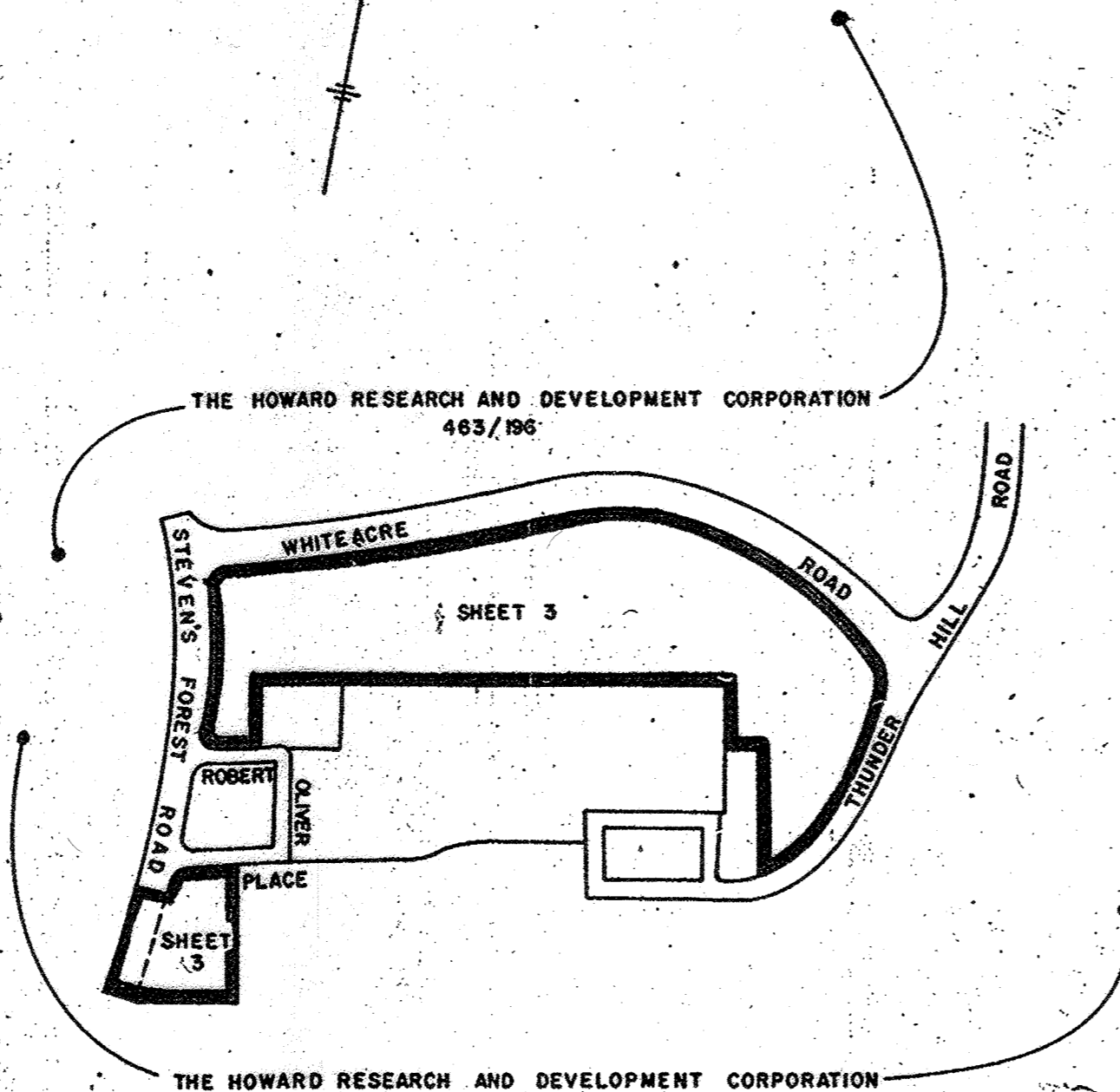


GRID NORTH



**SUMMARY OF AMENDMENTS**

- PHASE 50-A - CHANGE THE CREDITED OPEN SPACE OF LOT 13 IN PHASE 50 TO NON-CREDITED.
- PHASE 50-A-1 - ADDED SHEET 4. THE PURPOSE OF THIS AMENDMENT IS TO ADD THE GAS STATION CRITERIA TO THIS FDP TO ALLOW A MOTOR VEHICLE FUELING FACILITY TO BE LOCATED ON LOT 8.

**VILLAGE OF OAKLAND MILLS  
VILLAGE CENTER**

SECTION 2 AREA 2

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
COLUMBIA PARKS & RECREATION  
ASSOCIATION

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 50-A-1

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DATE: 09/02/22 SHEET: 1 OF 3

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST, 2007



**BOHLER //**

PROFESSIONAL CERTIFICATION  
I, RYAN M. STASIOWSKI, 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, LICENSE NO. 49425, EXPIRATION DATE: 6/9/2024

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD  

<i>[Signature]</i>	9/26/22		
H.C.P.B. EXEC. SEC.	DATE	H.C.P.B. CHAIRPERSON	DATE

RECORDED ON 10-3-22  
AS PLAT NO. 26180

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 50-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 1-3.

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 50-A

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 2, of the Village of Oakland Mills

- PUBLIC STREETS AND ROADS - Section 17.031 A (1):**  
To be shown on subdivision plats, if required by the Howard County Planning Commission.
- PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):**  
To be shown on subdivision plats, if required by the Howard County Planning Commission.
- MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):**  
To be shown on subdivision plats, if required by the Howard County Planning Commission.
- DRAINAGE FACILITIES - Section 17.031 A (4):**  
To be shown on subdivision plats, if required by the Howard County Planning Commission.
- RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:**  
To be shown on the Final Development Plan, if required by the Howard County Planning Commission.
- PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:**  
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Commission. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Commission.

**APARTMENT LAND USE AREAS**

No structure shall be located upon lots devoted to apartment land uses 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 areas if such construction is in accordance with a site development plan approved by the Howard County Planning Commission. Except as restricted by this Paragraph, buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

**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 Commission. Except as restricted by this Paragraph, 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 Commission.

**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 Commission. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

**7. PERMITTED USES - Section 17.031 D**

**APARTMENT LAND USE AREAS**

Lots 12 and 14 shall be devoted to apartment uses provided, however, that no more than 250 dwelling units total may be constructed on lots 12 and 14.

**EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL**

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- Uses permitted in B-1 districts.
- Uses permitted in B-2 districts.
- Uses permitted in S-c districts.

D. LOT 8 MAY BE USED FOR A MOTOR VEHICLE FUEL FACILITY IF A SITE DEVELOPMENT PLAN FOR SUCH USE IS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**GREENBELT OPEN SPACE LAND USE AREAS**

Lot 10 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

**VILLAGE CENTER OPEN SPACE LAND USE AREAS**

Lot 13 is to be used for all open space land uses, including, but not limited to, all of the following:

- Operation of a public or private swimming pool.
- Operation of a community library facility.
- Operation of a community hall, including leasing of same for public or private uses.
- Operation of a teen center building, including sales on the premises of food and beverages.
- Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
- Use of the facilities to be constructed upon Lot 13 for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

**TRANSPORTATION OPEN SPACE LAND USE AREAS**

Lot 11, is to be used for open space purposes. Any portion of lot 11 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in any event a right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.

**8. HEIGHT LIMITATIONS - Section 17.031 E:**

**APARTMENT LAND USE AREAS**

No structure shall be constructed more than 100 feet in height from the highest adjoining ground elevation adjacent to the building.

No height limitation is imposed upon structures constructed within Lots 12 & 14 provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

**VILLAGE CENTER - COMMERCIAL**

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

**9. PARKING REQUIREMENTS - Section 17.031 E:**

**APARTMENT LAND USE AREAS**

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within each lot devoted to apartment uses. Parking may be allowed on adjacent Lot 12 or 14 as approved by the Howard County Planning Commission.

**COMMERCIAL LAND USE AREAS-NEIGHBORHOOD & 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 retail commercial area.
- Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

**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 therefor may be imposed by the Howard County Planning Commission at the time a site development plan is submitted for approval.

**10. SETBACK PROVISIONS - Section 17.031 E:**

**GENERALLY:**

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

**11. MINIMUM LOT SIZES - Section 17.031 E:**  
As shown on subdivision plat.

**12. COVERAGE REQUIREMENTS - Section 17.031 E:**  
**APARTMENT LAND USE AREAS**

In no event shall more than 40 percent of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

**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 Commission.

**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, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Commission.

TABULATION OF LAND USE IN ACRES

Land Use	Acres
Apartments	12.785
Employment Center Commercial Commercial - Roadway	2.745 0.517
Open Space Credited Non-Credited	1.440 1.904
<b>TOTAL</b>	<b>19.391</b>

**SPECIAL SITE CRITERIA FOR MOTOR VEHICLE FUELING FACILITY**

A NEWLY PROPOSED MOTOR VEHICLE FUELING FACILITY IS PERMITTED ONLY UPON APPROVAL BY THE PLANNING BOARD AFTER A PUBLIC HEARING WHERE THE PETITIONER ESTABLISHES THAT THE GENERAL STANDARDS AND SPECIFIC CRITERIA IN SECTION 131.0 WHICH ARE APPLICABLE TO A CONDITIONAL USE FOR A MOTOR VEHICLE FUELING FACILITY ARE MET. TO THE EXTENT THERE IS ANY CONFLICT BETWEEN THE CRITERIA IN THIS RECORDED FINAL DEVELOPMENT PLAN AND THE GENERAL STANDARDS AND SPECIFIC CRITERIA FOR A CONDITIONAL USE FOR A MOTOR VEHICLE FUELING FACILITY IN SECTION 131.0, THE MORE RESTRICTIVE PROVISION SHALL APPLY.

**VILLAGE OF OAKLAND MILLS  
VILLAGE CENTER**

SECTION 2 AREA 2

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
COLUMBIA PARKS & RECREATION  
ASSOCIATION

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 50-A-I

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DATE: 09/02/22 SHEET: 2 OF 3

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY  
ADOPTED AUGUST 2007



**BOHLER //**

PROFESSIONAL CERTIFICATION  
I, RYAN M. STASIOWSKI, 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, LICENSE NO.  
49425, EXPIRATION DATE: 6/9/2024

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

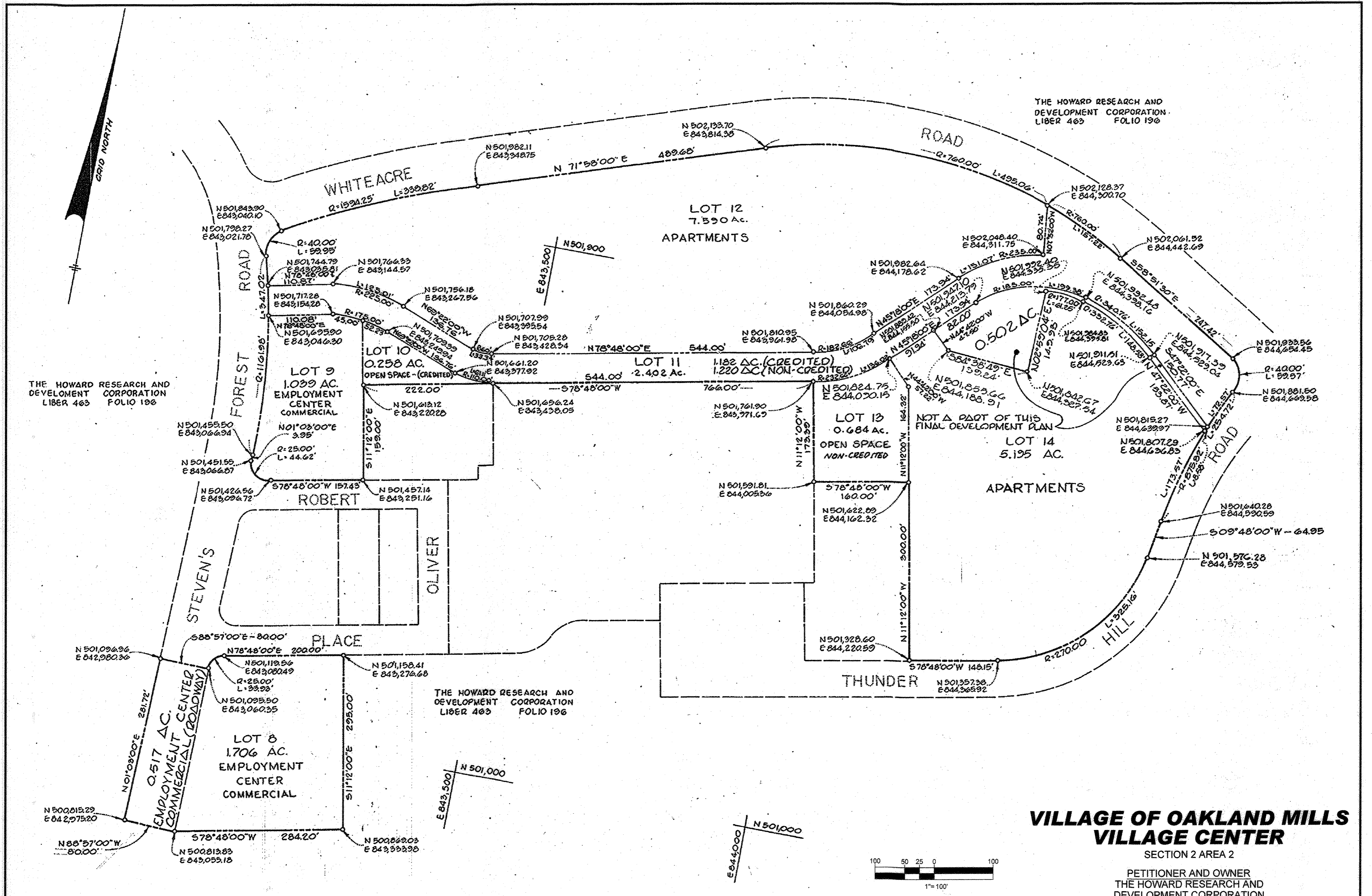
*Chris G...* 9/24/22  
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRPERSON DATE

RECORDED ON 10-3-22  
AS PLAT NO. 26181

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT  
PLAN PHASE 50-A RECORDED AMONG THE LAND RECORDS  
OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 1-3.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
LIBER 463 FOLIO 196

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
LIBER 463 FOLIO 196



### VILLAGE OF OAKLAND MILLS VILLAGE CENTER

SECTION 2 AREA 2

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
COLUMBIA PARKS & RECREATION  
ASSOCIATION

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 50-A-1

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DATE: 09/02/22 SHEET: 3 OF 3

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD	
<i>Ang Gow</i> 9-26-22	
H.C.P.B. EXEC. SEC. DATE	H.C.P.B. CHAIRPERSON DATE

RECORDED ON 10-3-22  
AS PLAT NO. 26182

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 50-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 1-3.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST, 2007

**BOHLER**

PROFESSIONAL CERTIFICATION  
I, RYAN M. STASIOVSKI, 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. LICENSE NO. 49425, EXPIRATION DATE: 6/9/2024

*Ryan M. Stasiowski* 9/26/22  
PROFESSIONAL ENGINEER